

GREENVILLE CO. S. C.
SEP 28 11 39 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1482 PAGE 46

THIS MORTGAGE is made this 25th day of September 1979, between the Mortgagor, MICHAEL S. CASAZZA and GAIL C. CASAZZA (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

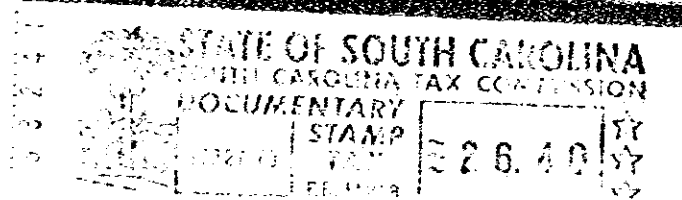
WHEREAS Borrower is indebted to Lender in the principal sum of Sixty-six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the north-western side of Sugar Creek Lane, in Greenville County, South Carolina, being known and designated as Lot No. 384 as shown on plat entitled MAP NO. 7, SUGAR CREEK, made by C. O. Riddle, dated December 8, 1978, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at page 15 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sugar Creek Lane, at the joint corner of Lots Nos. 39 and 384, and running thence along the common line of said lots, N. 40-57-36 W., 126.14 feet to an iron pin; thence along the common line of Lots Nos. 38 and 384, N. 38-06-47 E., 87 feet to an iron pin; thence along the common line of Lots Nos. 384 and 385, S. 51-33-13 E., 125 feet to an iron pin on the northwestern side of Sugar Creek Lane; thence along the northwestern side of Sugar Creek Lane, S. 38-06-47 W., 85.21 feet to an iron pin; thence continuing along the northwestern side of Sugar Creek Lane, S. 40-44-08 W., 25 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Mortgagors by deed of Cothran & Darby Builders, Inc., to be recorded herewith.



which has the address of Lot 384, Sugar Creek Lane, Greenville, S. C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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