

FILED  
S. C.  
3 24 PM '81  
SOUTH CAROLINA  
RECORDS & DEEDS  
GREENVILLE

## MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1981, between the Mortgagor, Sotirios D. Basilakos

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Eight Hundred and no/100 (\$12,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1991;

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the corner of Sutherland Hill Road and Broadford Drive being shown as Lot No. 161 on plat entitled "Del Norte Estates" recorded in the R. M. C. Office for Greenville County in Plat Book WWW, Pages 32 and 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 161 and 162 on the northern side of Sutherland Hill Road and running thence N. 38-23 E., 147.77 feet to a point in the rear line of Lot 168; thence S. 51-27 E., 95 feet to a point on Broadford Road; thence S. 36-51 W., 45.7 feet; thence S. 36-42 W., 89.5 feet; thence along the curve of Broadford Road, the chord of which is S. 86-06 W., 32.49 feet; thence N. 44-30 W., 75 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions, rights of way, zoning ordinances that may appear of record or on the premises.

This is the same property conveyed to the mortgagor herein by deed of Betty H. Garrett dated April 30, 1981, and recorded April 30, 1981, in the R. M. C. Office for Greenville County in Deed Book 1147, Page 208.

which has the address of 102 Sutherland Hill Drive, Greenville, S. C.

29615 (herein "Property Address");  
(State and Zip Code)

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 seized 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.