

1512 736

FILED
S.C.
2 PM '81

MORTGAGE

THIS MORTGAGE is made this 1st day of June 1981 between the Mortgagor, David G. Maffucci and Ann F. Maffucci (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, S. C. 29202 (herein "Lender").

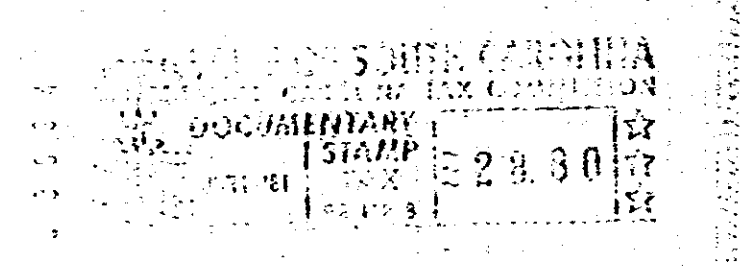
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and no/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

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 situate, lying and being on the northwestern side of Hackney Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 48 on a plat entitled "River Downs", prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at page 76, and having, according to said plat and a more recent plat entitled "Property of David G. Maffucci & Ann F. Maffucci", prepared by Freeland & Associates, dated May 26, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots Nos. 48 and 49, and running thence with the common line of said lots N. 54-54 W. 177.08 feet to an iron pin at the joint rear corner of said lots; running thence along the common line of Lots 48 and 59 N. 26-03 E. 127.0 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48; running thence along the common line of Lots Nos. 47 and 48 S. 51-41 E. 190.38 feet to an iron pin on the northwestern side of Hackney Road; thence along said Hackney Road S. 33-00 W. 75.0 feet to an iron pin; thence S. 29-00 W. 40.0 feet to an iron pin on the northwestern side of Hackney Road, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ralph E. McClain, Jr. and Martha M. McClain, dated June 1, 1981, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1149, at page 78, on June / , 1981.



which has the address of 503 Hackney Road Greer, S. C. 29651 (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.

GCTO 3 JUN 1 81

757

4.0001

0736

4328 RV-2