

REC'D
S.C.
JUN 28 '82
WISLEY

BOOK 1573 PAGE 814

MORTGAGE

THIS MORTGAGE is made this 28th day of June, 1982, between the Mortgagor, Ted A. Manios and Miriam P. Manios, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 ~~Fifty Six Thousand and~~ no/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1982, (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, 2008.....;

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 certain piece, parcel or lot of land lying and being situate in Greenville County, South Carolina and being shown and designated as Lot 20, Devenger Place, Section VII and shown on plat entitled "Property of Ted A. Manios and Miriam P. Manios" as recorded in Plat Book 9-C at Page 27 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Richfield Terrace said iron pin being approximately 47.6 feet to the intersection of Hudson Farm Road, and running thence S. 86-11 W. 90.0 feet to an iron pin; thence N. 3-49 W. 150 feet to an iron pin; thence N. 86-11 E. 90.0 feet to an iron pin; thence S. 3-49 E. 150.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Michael E. Barnes and Deborah C. Barnes as recorded in Deed Book 1109 at Page 318 on June 28, 1982.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
STAMP
JUN 28 1982
22.40

which has the address of 102 Richfield Terrace Greer, South Carolina 29651 (herein "Property Address");
(Street) (City) (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.

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