

FILED
GREENVILLE CO. S. C.

MORTGAGE

1615-881

JUL 13 3 23 PM '83

DONNIE S. JAMES made this 13th day of July

THIS MORTGAGE is made this 13th day of July 1983, between the Mortgagor, Michael T. Delasandro and Deborah Delasandro (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand Three Hundred and Fifty and 00/100 (\$9,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1988

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 in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 87 on plat of FORRESTER WOODS, SECTION II, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at Page 64 also as further shown on that plat entitled "Property of Michael T. Delasandro & Deborah Delasandro" prepared by Carolina Surveying Co., R. B. Bruce, RLS, dated July 12, 1983 and having according to said plat the following metes and bounds, to-wit.

BEGINNING at an iron pin old at the joint corner of lots 87 & 88 on the edge of Pine Straw Way, 484 feet more or less from the interection of Piney Grove Road and running thence S. 15-00 W. 157.6 feet to an iron pin; thence running along a 10 foot walk N. 78-47 W. 170 feet to an iron pin; thence N. 11-13 E. 130.5 feet to an iron pin; thence S. 72-44 E. 40 feet to an iron pin; thence N. 54-54 E. 35.9 feet to an iron pin along the southern edge of Pine Straw Way; thence along the southern edge of Pine Way S 81-45 E. 116.7 feet to an iron pin old at the joint corner of lots 87 & 88, the point of beginning.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

THIS being the same property conveyed to the Mortgagors herein by deeds of E. P. Riley, E. P. Riley, Jr., R. W. Riley and Hubert E. Yarborough, III, to be recorded herewith.

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1615-881

which has the address of Lot 87 Pine Straw Way Mauldin S. C. 29662 (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 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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