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JONNIE R.M.

First Federal of South Carolina BOOK 1624 PAGE 267
Post Office Box 408
Greenville, South Carolina 29602

MORTGAGE

THIS MORTGAGE is made this 15th day of July, 1983, between the Mortgagor, Thomas Levatino, Jr., (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 \$14,083.30 (Fourteen Thousand Eighty Three and 30/100----- Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 July 30, 1993.....;

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 situate, lying and being in Greenville County, South Carolina, being known and designated as Lot 23 on a plat of "Property of Section I, Powderhorn", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4X at Page 95 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Eastern side of the cul-de-sac of Vicksburg at the joint front corner of Lots 22 and 23 and running thence with the line of said lots N. 62-00 E., 160 feet to a point; thence S. 46-59 E., 42.5 feet to a point; thence S. 2-58 W., 42.1 feet to a point; thence along a line of Lot 24, S. 59-54 W., 200.00 feet to a point on the Northeastern edge of Vicksburg; thence along Vicksburg, N. 29-06 W., 39.0 feet to a point; thence with the curve of the Easterly edge of Vicksburg as the line, the chord of which is N. 39-58 E., 35.45 feet to a point; thence continuing along the edge of said Vicksburg as the line, the chord of which is N. 1-14 W., 35.00 feet to the beginning corner and being the same property conveyed by Edward B. Sanders and April M. Sanders to Merrill Lynch Relocation Management, Inc. by a deed dated 11-19-80 recorded in the R.M.C. Office for Greenville County, South Carolina, on 12-28-81 in Deed Book 1160 at Page 13.

This is a second mortgage and is Junior in Lien to that mortgage executed by Thomas Levatino Jr. which mortgage is recorded in RMC Office for Greenville County on 12/28/81 in Book 1560 at Page 517.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
SEP-83 TAX \$05.64
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which has the address of 104 Vicksburg Court, Greenville (City), SC 29681 (State and Zip Code) (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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