

GREENVILLE
FILED
JAN 21 3 20 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of January 1980, between the Mortgagor, Peter E. Delle Donne and Roberta G. Delle Donne (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 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Three Thousand Two Hundred and No/100 (\$83,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010

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 in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of an 18 foot drive and more fully described according to a plat entitled "Property of Peter E. Delle Donne and Roberta G. Delle Donne" as recorded in Plat Book 7-22 at Page 5, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said 18 foot drive, joint corner of property of Peter G. Manos and running thence N. 75-10 W. 292.5 feet to a point; thence running N. 43-22 E. 220.4 feet to a point; thence running S. 71-33 E. 191.5 feet to a point in the center of said 18 foot drive; thence running along said Drive S. 2-54 W. 33.8 feet to a point; thence continuing along said Drive S. 19-07 W. 149 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Jimmy George Manos, Peter Andrew Leventis and Andrew Leventis, Jr. as Co-Executors of the Estate of Bessie G. Manos as recorded in Deed Book 1119 at Page 339, in the RMC Office for Greenville County, S.C., on January 21, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C. DOCUMENTARY
JAN 23 1980

which has the address of 1 Page Lane 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 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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