

Mortgagee's Address:
PO Dr. 408, Gvl SC 29602

S. C.
APR 10 '80
WESLEY

BOOK 1500 PAGE 447

MORTGAGE

THIS MORTGAGE is made this 9th day of April,
1980, between the Mortgagor, MATTHEW H. LUCA and CAROL P. LUCA,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 NINETY-TWO THOUSAND
AND NO/100 (\$92,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated April 9, 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 May 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 lot of land situate on the southeastern side of Holly Park Lane
being shown as the major portion of Lot 116 on a plat of Holly Tree Plan-
tation Subdivision, Phase II, Section III-B, recorded in Plat Book 6-H
at page 41 in the RMC Office for Greenville County and also being shown
on a plat of the Property of Matthew H. Luca and Carol P. Luca dated
April 8, 1980, prepared by Freeland & Associates, recorded in Plat
Book at page in the RMC Office for Greenville County and hav-
ing according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Holly Park Lane at
the joint front corner of Lot 115 and Lot 116 and running thence with
Lot 115 S 52-33 E 172.2 feet to an iron pin at the joint rear corner of
Lot 115 and Lot 116; thence S 40-22 W 184.5 feet to an iron pin; thence
with the new line through Lot 116 N 20-53 W 184.21 feet to an iron pin
on Holly Park Lane; thence with said lane the following courses and dis-
tances; N 74-29 E 35 feet, N 33-40 E 35 feet and N 7-39 W 35 feet to
the point of beginning.

This is the same property conveyed to the mortgagors by deed of Frank-
lin Enterprises, Inc., to be recorded herewith.

which has the address of 308 Holly Park Lane Simpsonville,
S. C. 29681 (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.

SOUTH CAROLINA — UNIFORM INSTRUMENT ACT

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