

Mortgagee's Address: PO Bx 408, Gvl SC 29602

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 CO. S. C.
 25874
 JOHN E. NARDUZZI
 378-3-59
 MORTGAGE
 SEP 3 10 49 AM 1980
 GUNNIE S. TANKERSLEY
 R.M.C.

THIS MORTGAGE is made this 2nd day of September, 1980, between the Mortgagor, JOHN E. NARDUZZI, (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").

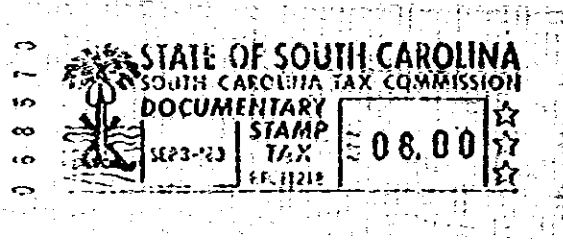
WHEREAS Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1995;

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 western side of Fairmont Avenue in the County of Greenville, State of South Carolina, being shown as Lot 33 on a plat of Brookforest Extension dated September 11, 1959, prepared by Jones and Sutherland recorded in Plat Book 00 at page 334 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Fairmont Avenue at the joint front corner of Lot 33 and Lot 34 and running thence with Lot 34 N. 84-28 E., 135.5 feet to an iron pin at the joint rear corner of Lot 33 and Lot 34; thence N. 5-32 W., 80 feet to an iron pin at the joint rear corner of Lot 32 and Lot 33; thence with Lot 32 N. 84-28 E., 135.5 feet to an iron pin on Fairmont Avenue; thence with said avenue S. 5-32 E., 80 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Donald E. Baltz recorded on October 3, 1963, in Deed Book 733 at Page 116 in the RMC Office for Greenville County.



which has the address of 422 Fairmont Drive Greenville, S. C. 29605 (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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