

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1548 PAGE 38

JUL 28 11 42 AM '81

THIS MORTGAGE is made this 27th day of July 1981, between the Mortgagor, THOMAS A. MASCARI AND JOY A. MASCARI (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of STATE OF SOUTH CAROLINA, whose address is Post Office Box 225, Columbia, S. C. 29202 (herein "Lender").

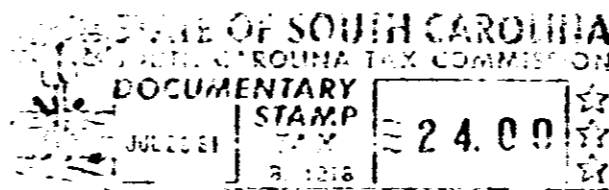
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND DOLLARS AND NO/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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 the State of South Carolina, County of Greenville, being shown and designated as Lot Number 94, on plat of Devenger Place, Section III, recorded in the R.M.C. Office for Greenville County in Plat Book 5P, at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of Hedgewood Terrace at the joint front corner of Lot 93 and 94 and running thence along the Northern side of Hedgewood Terrace, N. 85-42 W., 85.0 feet to an old iron pin; thence running N. 4-18 E., 150.0 feet to an old iron pin; thence along the rear of Lot 94 S. 85-42 E., 85.0 feet to an old iron pin; thence along the common line of Lot 93 and 94 S. 4-18 W., 150.0 feet to an old iron pin, being the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Wayne E. Statzer and Elizabeth H. Statzer, dated July 27, 1981 and recorded simultaneously herewith.



which has the address of 220 Hedgewood Terrace Greenville South Carolina 29615 (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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