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DEC 21 3 25 PM '81
GREENVILLE S.C.
DONNERSLEY

MORTGAGE

THIS MORTGAGE is made this 24th day of December 1981, between the Mortgagor, Thomas Levatino, Jr. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

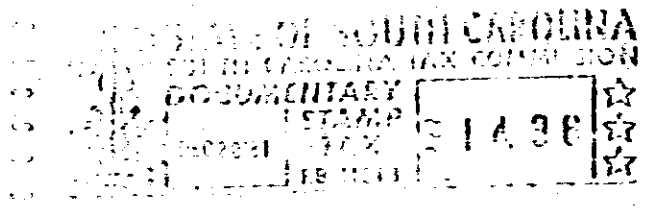
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five thousand eight hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012;

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, shown and designated as Lot No. 23 on plat of Powderhorn, Section 1, recorded in the RMC Office for Greenville County in Plat Book 4X at page 95, and by a more recent plat entitled "Property of Thomas Levatino, Jr.," prepared by Freeland and Associates, Inc., on December 15, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-X at page 25, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Vicksburg Court, approximately 97.6 feet to Powderhorn Rd., and running thence with said Court, N. 29-06 W. 39.0 feet to an iron pin; thence N. 39-58 E. 35.45 feet to an iron pin; thence N. 1-14 W. 35.0 feet to an iron pin; thence turning and running along the common property line of Lots 22 and 23, N. 62-00 E. 160.0 feet to an iron pin; thence S. 46-59 E. 42.5 feet to an iron pin; thence S. 2-59 W. 42.1 feet to an iron pin; thence running along the common property line of Lots 23 and 24, S. 59-54 W. 200.0 feet to an iron pin, being the point of BEGINNING.

This being the identical property conveyed to the mortgagor by deed of Edward B. Sanders and April M. Sanders, to be recorded of even date herewith.



which has the address of 104 Vicksburg Court, Simpsonville, South Carolina 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.

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