

JUL 22 2 09 PM '83

DONNIE S. TANDERSLEY
R.H.L.

MORTGAGE

THIS MORTGAGE is made this 21st day of July, 1983, between the Mortgagor, JOSEPH BLAINE MASVERO AND CHERYL ANN MASVERO, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 EIGHTY TWO THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 1983, (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, 2013

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 lying in the State of South Carolina, County of Greenville, shown as Lot 45 on a plat of PEBBLE CREEK, Phase IV, Section II, recorded in Plat Book 7-c at Page 47, and having, according to a more recent survey prepared by Freeland and Associates, dated July 21, 1983, entitled "Property of Joseph Blaine Masvero and Cheryl Ann Masvero, the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 44 and 55 and running thence S.80-19 W. 137.92 feet to an iron pin; thence with th line of Lot 61 and 60, N. 7-27 W. 86.80 feet to an iron pin; thence running with the line of Lot 46, N. 74-20 E. 130.0 feet to an iron pin; thence running with Pebble Creek Way, S. 12-40 E. 100.45 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of William Albert Bernardo and Cecelia M. Bernardo, dated July 21, 1983 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
TAX 3280

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which has the address of 22 Pebble Creek Way Taylors (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

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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