

MORTGAGE

CS # 78041722

FILED
JAN 31 1984
S. C.

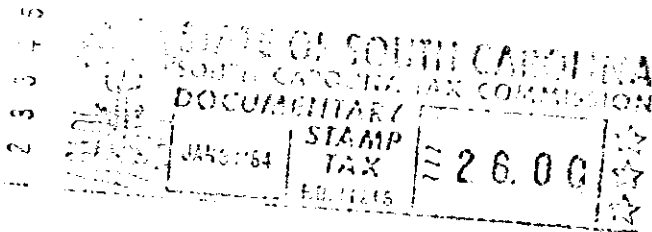
THIS MORTGAGE is made this 31st day of January 1984, between the Mortgagor, CLAUDIO SCARANO AND LEVANA SCARANO-MAZZOLI (herein "Borrower"), and the Mortgagee, C. & S. REAL ESTATE SERVICES, INC. (herein "Lender"), a corporation organized and existing under the laws of South Carolina, whose address is 5900 Core Ave., P.O. Box 10636 - Charleston, South Carolina 29411.

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

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 City and County of Greenville, State of South Carolina, on the southern side of East Earle Street, according to a recent survey of Freeland & Associates, dated December 15, 1983, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 18-A at Page 26, and reference to said plat is hereby made for a metes and bounds description thereof.

This being the same property conveyed to Mortgagors by deed from William E. Bomar, Jr., et al, dated January 31, 1984, recorded herewith.



which has the address of 12 East Earle Street Greenville, South Carolina 29609 (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 issued by Lender's interest in the Property.