

BOOK 1577 PAGE 573

Mortgagee's address: Post Office Box 408, Greenville, South Carolina 29602

GREENVILLE S.C.
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THIS MORTGAGE is made this 10th day of August, 1982, between the Mortgagor, Joseph E. and Wanda B. Fuzia, (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 6300.00 (Six thousand three hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1982, (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness if not paid due and payable on August 10, 1982. Recorded in the RMC Office for Greenville County on December 19, 1978 in Deed Book 1093 at page 976.

This is a second mortgage and is Junior in Lien to that mortgage executed by Joseph E. and Wanda B. Fuzia to NCB Mortgage South, Inc. which mortgage is recorded in the RMC Office for Greenville County on December 19, 1978 in Book 1453 at page 291.

Subsequently assigned to Federal National Mortgage Association on February 27, 1979 and recorded in Book 4458 at page 695. First Federal Savings and Loan Association of Greenville, S. C. Same As, First Federal Savings and Loan Association of Greenville, S. C.

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Witness Wanda B. Fuzia which has the address of 28 Shubuta Circle (Street) Greenville (City) South Carolina, 29614 (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.

SOUTH CAROLINA — 1 to 4 Family — 6/75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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BLACK & GASTON
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