

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
SEP 25 2 23 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

IN WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Luis Moreno

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, 6807, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven-Thousand and no/100ths

Dollars (\$ 7,000.00 ) due and payable

on or before November 23, 1981

with interest thereon from below date at the rate of Twenty-One per centum per annum, to be paid: according to promissory note of even date herein. (21%)

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, being shown and designated as Lot 41, on a Plat of Paramount Park, made by Piedmont Engineering Service, July, 1949, recorded in the RMC Office for Greenville County, in Plat Book W, at page 57, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Crosby Circle at joint front corners of Lots 41 and 42 and running thence with the line of Lots 41 and 42 N. 43-15 W. 150 feet to an iron pin at the joint rear corner of Lots 41 and 42, thence along the rear lot line of Lot 41, N. 46-45 E. 70 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence along the joint lot line of Lots 40 and 41. S. 43-15 E. 150 feet to iron pin on Crosby Circle; thence along the Northwest side of Crosby Circle. S. 46-25 W. 70 feet to the beginning corner.

This being the identical property conveyed by Luis Moreno by deed of Mary Lee Owens recorded in Deed Book 1140 at page 731 on January 14, 1981.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
SEP 25 1981  
STAMP TAX  
02.80  
PB. 11218

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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