

MORTGAGE

FILED
JUL 13 1983
Gene S. Tankersley

THIS MORTGAGE is made this 8 day of July
19 83, between the Mortgagor, MARCUS F. MOORE AND PATRICIA K. MOORE

(herein "Borrower"), and the Mortgagee,
Security Federal Savings and Loan Association of Columbia, Columbia, S. C., a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTEEN THOUSAND DOLLARS
AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated JULY 8, 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, 1993

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, and in School District No. 45, containing 1.07 acres and being shown on a plat of same made by R. D. Garrison, Reg. L. S. No. 3972, dated July 5, 1983 of record in the R.M.C. Office for Greenville County, S.C. in Plat Book 9-L at page 94, and according to said plat, said tract is bounded on the Northwest and Southwest by other property of Marcus F. & Patricia K. Moore; on the North by Smyth Lane, and on the Northeast and Southeast by property of Lillie Mae G. Roach.

This is a portion of the property conveyed to Marcus F. Moore and Patricia K. Moore by deed of Rufus A. Moore and Mildred O. Moore dated October 7, 1980 of record in said R.M.C. Office in Deed Book 1135 at page 182.

STAMP
JUL 20 1983

which has the address of Route 2 Box 451, Pelzer S. C. 29669
[Street] [City]
..... (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 seized 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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