

FILED
GREENVILLE CO. S. C.
JUL 28 4 26 PM '81
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1981, between the Mortgagor, LUIS F. MORENO (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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-three thousand Two hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011 and from that point of BEGINNING.

Being the same as that conveyed to Luis F. Moreno by deed of Pebble Part Limited, a South Carolina Limited Partnership dated and recorded concurrently herewith.

RECEIVED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.
Nancy C. [Signature]
Dec 13 1982
Gandy [Signature]
[Signature]

19338

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
GREENVILLE S.C.
JUL 28 12 52 PM '81
DONNIE S. TANKERSLEY
R.H.C.

RICHARD A. GANT
Attorney at Law
14 Main Street
Greenville, S. C. 29601

which has the address of Lot 70 Pebble Stone Lane, Taylors, S. C. 29687
(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 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.