

RECORDED  
S.C.  
PH '80  
WATKINS

# MORTGAGE

1525 PAGE 139

THIS MORTGAGE is made this 19th day of November 1980, between the Mortgagor, Ralston H. Moore and Beverly Moore (herein "Borrower"), and the Mortgagee, South Carolina National Bank a corporation organized and existing under the laws of South Carolina, whose address is 1241 Main Street, Columbia, South Carolina 29226 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010.

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 in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 166 on plat of Section I, Bellingham, recorded in the RMC Office for Greenville County in Plat Book 4N, Page 22 and a more recent plat of Ralston Moore as prepared by Carolina Surveying Company, dated November 11, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-H, Page 87, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Cloverdale Court, joint corner of Lots 165 and 166 and running thence S. 80-06 E., 242.5 feet to an iron pin, joint rear corner of Lots 163 and 166; thence along the rear of said Lot 166 S. 55-24 W., 180.0 feet to an iron pin, joint rear corner of Lots 166 and 167; running thence with the common line of said Lots N. 45-29 W., 155.7 feet to an iron pin, joint front corner of Lots 166 and 167 on the edge of Cloverdale Court; thence with said Court N. 28-59 E., 40.0 feet to an iron pin, the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of Claude Wayne Baker and Martha J. Baker to be recorded on even date herewith.

DOCUMENTARY  
STAMP

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which has the address of 10 Cloverdale Court, Simpsonville, South Carolina 29681 (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.

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