

RECORDED
20 S. C.
5:27 PM '80
J. W. BRISLEY

1528 2228

MORTGAGE

THIS MORTGAGE is made this 22nd day of December, 19 80, between the Mortgagor, **Ronald B. Moore and Linda I. Moore** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Two Thousand Two Hundred and no/100 (\$32,200.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **December 22, 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 **January 1, 2011**.

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 situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Evergreen Street (formerly Douglas Avenue), being known and designated as Lot No. 74 on plat of COLONIA CO. ET AL being recorded in the RMC Office for Greenville County, South Carolina, in plat book G, at page 112, and having according to a recent survey by Freeland & Associates, dated December 12, 1980, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Evergreen Street at the joint front corner of Lots 73 and 74, and running thence with the line of said lots S. 46-03 W. 349 feet to an iron pin; thence turning N. 37-29 W. 62.2 feet to an iron pin joint rear corner of Lots 74 and 75; thence with the joint line of said lots N. 46-24 E. 340 feet to an iron pin on the western side of Evergreen Street; thence with the western side of said street S. 45-53 E. 59.7 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of William Roy Sentell and Peggy D. Sentell of even date herewith to be recorded.

RECORDED
1980 DEC 22 11 20 AM
SOUTH CAROLINA
1528 2228

which has the address of **(Lot 74) 11 Evergreen Street** **Greenville**
(Street) (City)
South Carolina 29609 (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.

1528 2228

4328 RV-2