

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
APR 22 4 33 PM '83
DONNIE S. JARRELSLEY
R.M.C.

800-1603 PAGE 341

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Luis F. Moreno

(hereinafter referred to as Mortgagor) is well and truly indebted unto Commercial Mortgage Company, Inc.

(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 Thirty-six Thousand and No/100----- Dollars (\$ 36,000.00) due and payable

in accordance with note executed of even date

with interest thereon from date at the rate of _____ per centum per annum, to be paid

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, on the western side of Tiffany Drive, being known and designated as Lot No. 21 on a plat of Cardinal Park by R. K. Campbell, R.L.S., dated April 25, 1945 and being recorded in Plat Book W at page 27 RMC Office for Greenville County, reference being made to said plat for the metes and bounds thereof, to-wit:

BEGINNING at an iron pin on the western side of Tiffany Drive, joint front corner with Lot No. 22, and running thence along Lot No. 22, S. 68-15 W. 170.5 feet to an iron pin; thence N. 24-34 W. 70 feet to an iron pin, joint corner with Lot 20; thence N. 68-14 E. 172.4 feet to an iron pin on the edge of Tiffany Drive; thence along Tiffany Drive, S. 22-57 E. 70 feet to an iron pin, being the point of beginning.

This being a portion of the property conveyed to mortgagor by deed of Helen Kuykendall Ayers recorded October 11, 1982 in Deed Book 1175, Page 549, R. M. C. Office for Greenville County.

GCTO -----3 AP22 83 065

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 14.40

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

4.0000 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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