

RE83-106
State of South Carolina

GREENVILLE R.M.C.
JUN 22 12 28 PM '83
DONNIE S. BLEY
R.M.C.

BOOK 1612 PAGE 512
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 21st day of June, 1983,
by LUIS F. MORENO d/b/a REDCA BUILDERS, INC.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, 302 E. North St. Greenville,
South Carolina 29602

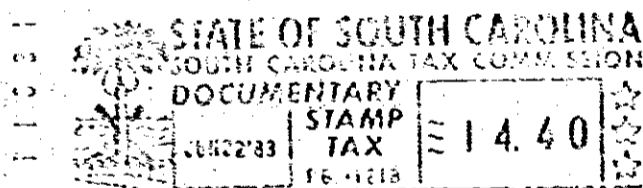
WITNESSETH:

THAT WHEREAS, LUIS F. MORENO d/b/a REDCA BUILDERS, INC.
is indebted to Mortgagee in the maximum principal sum of Thirty-Six Thousand and no/100ths
Dollars (\$ 36,000.00), Which indebtedness is
evidenced by the Note of Luis F. Moreno d/b/a Redca Builders, Inc. of even
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 120 days
which is 120 days October 21, 1983 after the date hereof) the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 36,000.00, plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

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 Cardinal Drive,
between Taylors and Greenville, South Carolina in Chick Springs Township, being
known and designated as Lot No. 7 on a plat of property of Luis F. Moreno
by Robert R. Spearman, R.L.S., dated September 15, 1982 as shown in Plat Book 9-
F at page 20, reference being made to said plat for the metes and bounds thereof.

This being a portion of the property conveyed to Luis F. Moreno by Mary Lois A.
West by deed dated October 8, 1982 and recorded October 12, 1982 in Deed Book
1175 at page 627 RMC Office for Greenville County, South Carolina.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);