

MORTGAGE

THIS MORTGAGE is made this 23 day of July 1984, between the Mortgagor, Luis F. Moreno and Dianne Moreno, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

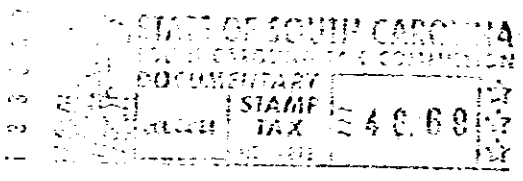
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Sixty One Thousand Two Hundred Fifty and No/100-- (161,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 23, 1985.....;

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, with all the improvements thereon, or hereafter constructed thereon on the southwest corner of the intersection of Lee Road and Cardinal Drive, Chick Springs Township, and being shown on a plat for Luis F. Moreno dated August 18, 1982 and recorded in the RMC Office for Greenville County, in Plat Book 4-6, Page 53, and having according to said plat, the following metes and bounds to-wit:

Beginning at a point at the southwest corner of the junction of Lee Road and Cardinal Drive, and running thence along Cardinal Drive, S. 24-58 E., 188.6 feet to a point; thence turning and running with the joint line of property of Luis F. Moreno, S. 64-10 W., 139.09 feet to a point; thence turning and running N. 25-57 W., 211.67 feet to a point on Lee Road, thence along Lee Road N. 73-35 E., 140.95 feet to point of beginning. Said Lot contains, according to said plat 0.64 acres.

This being the same property conveyed to Redca Builders, Inc by Luis F. Moreno by deed recorded in Deed Book 1205, Page 227, in the RMC Office for Greenville County, and conveyed to the Mortgagors herein by deed dated July 23, 1984 and recorded in Deed Book 1217, Page 254.



which has the address of 500 East Lee Road 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 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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