

ALL
GREENVILLE
MAR 26 4 09 PM '81
DONNIE S. TANKERSLEY
R.M.C.

Closing Date: March 25, 1981
(Date Instrument Delivered)

MORTGAGE
RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 1536 PAGE 180

BOOK 75 PAGE 404

THIS MORTGAGE is made this 25th day of March, 1981, between the Mortgagor, LUIS F. MORENO (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated March 15, 1981.

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty One Thousand Two Hundred & no/100 (\$51,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, OF TREAT ENTERPRISES, INC., said note to be

SEP 17 1981

PAID IN FULL
BY September 10th
UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN

BY Richard C. Povey, Vice President
WITNESS Paula Sullivan
WITNESS Elizabeth H. Fowler

7161

FILED
GREENVILLE CO. S.C.
SEP 17 9 33 AM '81
DONNIE S. TANKERSLEY
R.M.C.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND July 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Taylor, South Carolina 29687 (herein "Property Address");
(Street) (City) (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

4328 RV-2