

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE
S.C.

BOOK 77 PAGE 1400
BOOK 1503 PAGE 814
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
(THIS IS A THIRD MORTGAGE)

WHEREAS, I, LUIS F. MORENO

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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

Twenty-Three Thousand Nine Hundred Forty-Eight and 75/100ths Dollars (\$23,948.75) due and payable

in 90 days

from the southeasterly intersection of Pettigru Street and Boyce Avenue and running thence with the southerly side of Pettigru Street N 70-30 E 66.67 feet to an iron pin; thence S 15-05 E 195.6 feet to an iron pin; thence S 76-20 W 66.67 feet to an iron pin; thence N 15-05 W 195.8 feet to an iron pin, the point of beginning.

This being the same property conveyed unto Luis F. Moreno by Henry Ingran Willis, Jr. dated October 31, 1979, and recorded on February 5, 1980, in Deed Book 1120, at Page 270, in the R.M.C. Office for Greenville County, S.C.

BROWN, BYRD, BLAKELY,
MASSEY & LEAPHART, P.A.

3034

PAID & REGISTERED
This 2nd day of July 1982
Luis F. Moreno
Admission
FILED
S.C.
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GREENVILLE
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixed thereto in any manner, it being the intention of the parties hereto that all 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.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described as fee simple absolute, that it has good right and a lawful authority 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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