STATE OF SOUTH CAROLINA OCT 12 4 14 PH '82

COUNTY OF GREENVILLE SONNIE S. FANKERSLEY

R.M.C TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Luis F. Moreno

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

(hereinatter referred to as Mortgagee) as evidenced by the Mortgager's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-six Thousand Five Hundred and 00/100 ______Deliars (\$26,500.00) due and payable

in accordance with terms of a certain promissory note executed by Mortgagor of even date herewith

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WHEREAS, the Mortgagor may hereafter become indobted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance promiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforessia 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly pold by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has gramed, bergained, sold and released, and by these presents does grant, bergain, sell and release unto the Mortgagoe, its successors and assigns:

"All that certain piece, percel or let of lend, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest corner of the intersection of Lee Road and Cardinal Drive, Chick Springs Township, Greenville County, South Carolina, and being shown on a plat for Luis F. Moreno dated August 18, 1982 made by Robert R. Spearman with said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-6 at Page 53 and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point at the southwestern 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 turning thence and running with the joint line of other property owned by Luis F. Moreno and conveyed of even date herewith S. 64-10 W. 139.09 feet to a point, turning thence and running N. 25-57 W. 211.67 feet to a point on Lee Road turning thence and running along Lee Road N. 73-35 E. 140.95 feet to the beginning point. Said lot containing according to the said plat 0.64 acres.

This is the same property conveyed to the Mortgagor by Deed of Mary Lois A. West to be recorded of even date herewith.

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Together with all and singular rights, members, herditements, and appurtopences to the same belonging in any way incident or apportaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures new or hereofter attached, connected, or fitted thereto in any menner; 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 promises unto the Mortgages, its heirs, successors and assigns, forever.

The Mertgager 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 Mortgager further covenants to warrant and forever defend all and singular the said premises unto the Mortgager ferever, from and against the Mertgager and all persons whomssever famfully claiming the same or any part thereof.

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