

NOV 26 12 29 PM '76
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1976, between the Mortgagor, Carlos M.F. Moca and Katherine V. Moca (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand Four Hundred and No/100 (\$26,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2006;

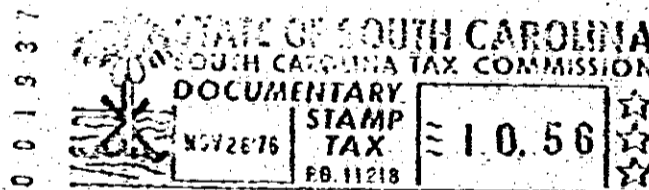
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: City of Greenville, and being on the western side of Carolina Avenue, being shown as Lot 38 on Plat of Section A, Gower Estates, made by Dalton & Neves, Engineers, January, 1960, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book QQ, Pages 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Carolina Avenue at the joint front corner of Lots 37 and 38 and runs thence with the line of Lot 37 S. 86-54 W., 231.5 feet to an iron pin; thence N. 31-20 E., 150 feet to an iron pin; thence with Lot 39 S. 78-58 E., 186.6 feet to an iron pin on the western side of Carolina Avenue; thence along Carolina Avenue S. 22-21 W., 63 feet to an iron pin; thence with the curve of Carolina Avenue (the chord being S. 16-44 W., 22.3 feet) to the beginning corner.

This is the same property conveyed to the mortgagors by deed of William W. Taylor, Jr., recorded November 24, 1976, in the R.M.C. Office for Greenville County in Deed Book 1046, Page 859.

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which has the address of 619 Carolina Avenue Greenville,
[Street] [City]
South Carolina 29607 (herein "Property Address");
[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 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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