

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1513-248

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

LUIS F. MORENO & DIANNE S. MORENO

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHIRLEY BENNETT

(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 Seven Thousand Six Hundred & no/100----- Dollars (\$ 7,600.00) due and payable in full on or before September 1, 1981

with interest thereon from date at the rate of 0 per centum per annum, to be paid

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

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

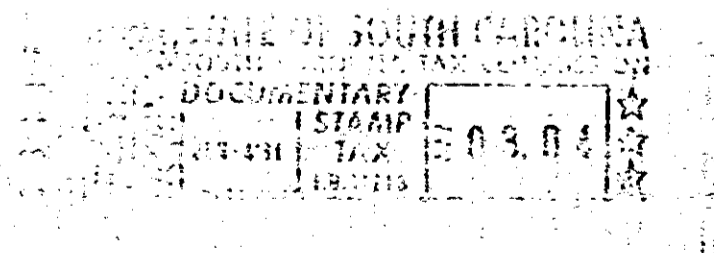
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the southwest side of New Castle Way, being shown as Lot 48 on plat of Section II of Wellington Green, recorded in the RMC Office for Greenville County in Plat Book "YY" at page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of New Castle Way at the joint front corner of Lots 47 and 48 and runs thence along the southwest side of New Castle Way, S. 57-45 E., 100 feet to an iron pin; thence along the line of Lot 49, 32-15 W., 185 feet to an iron pin; thence N. 57-45 W., 100 feet to an iron pin; thence along the line of Lot 47, N. 32-15 E., 185 feet to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by deed of Steven Comer Moore and Peggy F. Moore as recorded November 15, 1976 in the RMC Office for Greenville County in Deed Book 1046 at Page 712.

This mortgage is second and junior in lien to that certain mortgage executed by Steven Comer Moore and Peggy F. Moore in favor of Camern-Brown Co., recorded March 30, 1972 in the RMC Office for Greenville County in REM Book 1227 at Page 313 in the original amount of \$28,500.00.

This mortgage is also second and junior in lien to that certain mortgage given in favor of American Federal Savings and Loan Association recorded May 15, 1981 in the RMC Office for Greenville County in REM Book 1541 at Page 395, in the original amount of \$22,854.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 fitted thereto in any manner; 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 premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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