

FILED
GREENVILLE CO. S. C.

P. O. Box 2412
Plantation Way
Myrtle Beach, S. C. 29577

APR 11 11 48 AM '80
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
SLEY
R.M.C.

MORTGAGE OF REAL ESTATE
BOOK 1498 PAGE 111
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OSCAR G. MORENO and EUGENIA M. MORENO

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

ARTHUR V. DeMARIS and MARY P. DeMARIS

(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

FORTY-NINE THOUSAND

Dollars (\$ 49,000.00 due and payable

in 144 consecutive equal monthly installments of \$480.26, beginning April 1, 1980; remaining balance of the loan to be due and payable March 1, 1992

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly
Borrowers reserve the right to anticipate in full or in part at any time without penalty.

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, City of Mauldin, being shown and designated as Lot 81 on a Plat of FORRESTER WOODS, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5-P, at Pages 21 and 22. Reference to said plat is made for a more complete description.

This is the same property conveyed to the Mortgagors herein by deed of Arthur V. DeMaris and Mary P. DeMaris, dated March 11, 1980, to be recorded simultaneously herewith.

This mortgage, and the debt it secures, is assignable to any qualified person approved by the Mortgagee through the Credit Bureau, who agrees to its existing terms. The interest rate may be increased by no more than 1%.

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 fitted 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 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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