

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
PH '80
TASLEY

2000 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

with interest thereon from date of note at the rate of 16.73% per centum per annum, to be paid:

FINAL PAYMENT AUGUST 21, 1980

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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Pettigru Street in the City of Greenville, South Carolina, being known and designated as Lot No. 4, Block 14, Boyce Addition to the City of Greenville as recorded in the RMC Office for Greenville County, S.C., in Plat Book A, Page 178 and 179 and having according to a more recent survey entitled "Property of Henry Ingram Willis, Jr." prepared by Campbell & Clarkson, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Pettigru Street which pin is 205 feet 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 Ingram 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.

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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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