

Mortgagee's Address:
P. O. Drawer 408
Greenville, S. C. 29602

FILED
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1521-219

11545 SW Le
C. Wayne Moore et al
92-11-22

MORTGAGE

OCT 20 12 33 PM '80
JOURNAL TANDERSLEY
R.M.C.

THIS MORTGAGE is made this 18th day of October, 1980, between the Mortgagor, C. WAYNE MOORE and ELISE S. MOORE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Five Hundred and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.....;

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:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Afton Avenue in the City of Greenville, South Carolina, being shown as the greater portion of Lot No. 48 on the plat of Alta Vista, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G, Page 20, and having, according to a more recent survey made by Freeland & Associates entitled "Property of C. Wayne Moore and Elise S. Moore", dated October 16, 1980, recorded in Plat Book 86 at Page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Afton Avenue, joint front corner of Lot Nos. 48 and 49 and running thence along the common line of said lots N. 85-40 W. 160 feet to an iron pin in the rear line of Lot No. 40; thence along the rear line of Lot Nos. 40 and 41 N. 4-15 E. 58.6 feet to an iron pin; thence on a new line through Lot No. 48 S. 86-03 E. 160 feet to an iron pin on the westerly side of Afton Avenue, joint front corner of Lot Nos. 48 and 47; thence along the westerly side of Afton Avenue S. 4-15 W. 60 feet to an iron pin, the point of beginning.

DERIVATION: Deed of F. Ladson Boyle and Susan B. Boyle recorded October 20, 1980 in Deed Book 1135 at Page 778.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$12.00

which has the address of 12 Afton Street Greenville,
(Street) (City)
South Carolina 29601 (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 seized 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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