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S.C.  
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200-1524-488

# MORTGAGE

THIS MORTGAGE is made this 13th day of November, 1980, between the Mortgagor, Sam E. Moon and Nancy T. Moon, (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 Eighteen Thousand Five Hundred and No/100 (\$18,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 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 December 1, 1980.....;

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:

Unit No. 2, Oak Grove Village Condominiums - a Horizontal Property Regime, situate on or near the eastern side of Kimbell Court in the County of Greenville, State of South Carolina as more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at page 327, said unit being also shown on Master Plat of Oak Grove Village Condominiums recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-Y at page 92. For a more complete description reference is hereby made to said plat.

This being the same property conveyed to Mortgagors by deed from Oak Grove Village Investors, a general partnership, by Terrell Company, Inc., managing partner dated November 13, 1980, to be recorded herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this instrument.

RECORDED  
DOCUMENTARY  
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which has the address of Unit 2 Oak Grove Village Greenville, South Carolina (herein "Property Address");  
(Street) (City)  
(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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