

3 12 PM '80 MORTGAGE

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CLARENCE MOORE & MYRTLE S. MOORE

THIS MORTGAGE is made this 30 day of December 19 80, between the Mortgagor, CLARENCE MOORE & MYRTLE S. MOORE (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

a corporation organized and existing under the laws of the United States of America, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender"). This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated by reference and made a part hereof.

WHEREAS, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND EIGHT HUNDRED AND NO/100 (\$12,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 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 January 1, 2011, further providing for renewals at intervals of every three (3) years with adjustments to interest rates and monthly payments at every renewal; with final maturity on January 1, 2011, at which time the balance of indebtedness, if not sooner paid, shall come due and payable.

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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the Northeastern side of Ray Street, shown on a plat of property of J. H. Alexander, prepared by C. O. Riddle, R.L.S. on December 2, 1965 and having, according thereto, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin at the corner of J. H. Alexander property, on the Northeastern side of Ray Street and running thence N. 29-47 E. 121.1 feet to an iron pin; thence N. 70-14 E. 68.2 feet to an iron pin; thence along a new line, S. 33-32 E. 110.25 feet to an iron pin; thence along the line of Eunice F. Faircloth property, S. 62-34 W. 135.7 feet to an iron pin; thence along Ray Street, N. 66-00 W. 70 feet to the point of beginning.

This lot being shown in the Auditor's Office for Greenville County as the Southwestern portion of Lot No. 10.5, Block 2, Sheet 250.

This being the same property conveyed to the Mortgagors herein by deed of Elbie Lucille C. Lancaster of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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DECEMBER 30 1980

which has the address of 15 Ray St., Greenville, S. C. 29611 (herein "Property Address");

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 seised 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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