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CO. S. C.
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SONNIE BANKERSLEY
R.H.C.

MORTGAGE

BOOK 1529 PAGE 712

THIS MORTGAGE is made this 9th day of January 19. 81., between the Mortgagor Guido Enrico Moggio (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1981 (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 10, 2011

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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 all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greer, on the East side of Elcon Drive, being known and designated as Lot No. Six (6) of El-Ree Estates as shown on plat prepared by Jones Engineering Service, dated October 18, 1979, which plat is recorded in the RMC Office for said County in Plat Book 7-C at page 76. For a more particular description, reference is hereby specifically made to the aforesaid plat.

This being the same property conveyed to Mortgagor by deed from Elmer S. Wilson, Inc. dated January 9, 1981, to be recorded herewith.

RECORDED IN THE RMC OFFICE FOR SAID COUNTY IN PLAT BOOK 7-C AT PAGE 76.

which has the address of 109 Elcon Drive Greer (Street) (City) S. C. (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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