

FILED
GREENVILLE CO. S. C.
JAN 14 12 15 PM '81
DONNIE S. TANKERSLEY
R.M.C.

FEB 9 4 10 PM '81

DONNIE S. TANKERSLEY
CORRECT REC.

Closing Date: December 2, 1980
(Date Instrument Delivered)

MORTGAGE
RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 1530 PAGE 06
BOOK 1532 PAGE 96

THIS MORTGAGE is made this 2nd day of December 1980, between the Mortgagor, Luis F. Moreno

(herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated October 16, 1980

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand Five Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 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 March 1, 2011

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 situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 18 on plat of ENOREE HILLS Subdivision, recorded in the RMC Office for Greenville County in Plat Book MM at Page 197 and having metes and bounds as shown thereon, reference to said plat is made for a more complete description.

This being a portion of the property conveyed to the Mortgagor by deed of Milton M. Shockley, Jr., recorded in the RMC Office for Greenville County on October 17, 1980 in Deed Book 1135, Page 619.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND March 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of Lot 18, Enoree Circle Taylors South Carolina 29687 (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 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.

18 JAN 14 1981

0096

4328 RV-2