

GREENVILLE, S. C.

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GREENVILLE, S. C. R. M. C.

BOOK 1534 PAGE 207

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1981, between the Mortgagor, Joseph T. Moon

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 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 February 1, 1996

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 known and designated as 3.50 acres in Grove Township, Greenville County, State of South Carolina, according to a plat prepared of said property by C. O. Riddle, R. L. S., June 18, 1980, and which said plat is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 8-G, at Page 74, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Augusta Road, joint front corner with property now or formerly belonging to C. Henry Tripp, and running thence with the edge of said Road, N. 9-59 W. 239.21 feet to an iron pin on the edge of Augusta Road, joint front corner with property now or formerly belonging to The Southern Region Realty, Inc.; thence running with the common line with property now or formerly belonging to The Southern Region Realty, Inc. N. 80-01 E. 676.36 feet to an iron pin on the edge of Old Augusta Road; thence running with the edge of said Road, S. 8-03 W. 251.58 feet to an iron pin on the edge of Old Augusta Road, joint rear corner with property now or formerly belonging to C. Henry Tripp; thence running with the common line with property now or formerly belonging to C. Henry Tripp S. 80-01 W. 598.48 feet to an iron pin on the edge of Augusta Road, the point of BEGINNING.

The within property is the identical property conveyed to the Mortgagor herein by deed of Charles Henry Tripp, Sr. dated September 30, 1980. This mortgage is junior in rank to that certain mortgage to Home Savings and Loan Association dated October 16, 1980 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1520, at page 750.

RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, FEBRUARY 27, 1981, AT 3:36 PM.

which has the address of Route 4, Piedmont, SC (City) (State and Zip Code) (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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