

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss: MAR 27 4 34 PM '81
DONNIE S. BANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: LUIS F. MORENO

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NCNB MORTGAGE CORPORATION

, a corporation organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty One Thousand Nine Hundred & no/100----- Dollars (\$ 31,000.00).

with interest from date at the rate of fourteen per centum (14 %) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation, P.O. Box 34069 in Charlotte, North Carolina 28234 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Seventy Seven & 98/100----- Dollars (\$ 377.98), commencing on the first day of May, 1981, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 2011

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly shown on a plat of property of Luis F. Moreno, dated March 24, 1981 prepared by Carolina Surveying Company and recorded in the Office fo the RMC for Greenville County in Plat Book 8M, Page 50 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Western edge of Lawton Avenue, joint front corner with property now or formerly of Tolbert; and running thence along said avenue S. 17-30 W., 50 feet to an old axle; thence turning and running along joint line now or formerly of Beattie N. 72-52 W., 177.5 feet to an iron in; thence turning and running along joint line now or formerly with Duncan N. 19-30 E., 50 feet to an old axle; thence turning and running along joint line now or formerly with Avery, Johnson, and Tolbert, S. 72-52 E., 175.75 feet to an iron pin, the point of beginning.

This being the same property as conveyed to the mortgagor by deed of Willie Lawrence Watkins, Jr. in Deed Book 1137, Page 214, RMC Office for Greenville County, recorded November 12, 1980, and by deed of Theresa W. Lockhart recorded November 12, 1980 in Deed Book 1137 at Page 216.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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