

FILED
GREENVILLE CO. S. C.
JUL 28 4 28 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1548 PAGE 71

MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1981, between the Mortgagor, LUIS F. MORENO, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

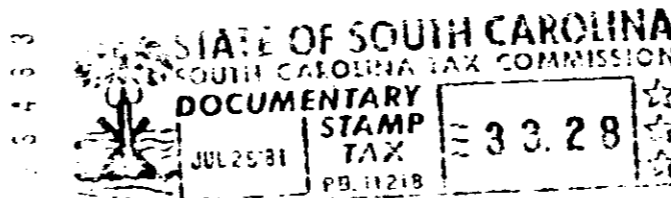
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-three thousand Two-hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 State of South Carolina, County of Greenville in a culdisac of Pebble Stone Lane being known and designated as Lot No. 70 on a plat of Pebble Creek, Phase IV, Section II by Freeland and Associates dated July 18, 1979 as shown in plat book 7C page 47 and having the following metes and bounds to-wit:

BEGINNING at a point in the culdisac of Pebble Stone Lane at the joint front corner of Lots nos. 70 and 71 running thence with the joint line of said lots N 3-43 W 50 feet to a point; thence continuing N 47-12 E 127.73 feet to an iron pin; thence with the rear lot lines of Lot Nos. 70, 65 and 64 S 32-58 E 37.07 feet and S 32-58 E 64.30 feet to an iron pin joint rear corner lots Nos. 69 and 70 thence with the joint line of said lots S 58-45 W 140.22 feet to an iron pin on the northern side of Pebble Stone Lane culdisac; thence with said culdisac N 50-42 W 33.30 feet to an iron pin, the point of BEGINNING.

Being the same as that conveyed to Luis F. Moreno by deed of Pebble Part Limited, a South Carolina Limited Partnership dated and recorded concurrently herewith.



which has the address of Lot 70 Pebble Stone Lane, Taylors, S. C. 29687,
(Street) (City)
(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 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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