



**MORTGAGE**

BOOK 1585 PAGE 679

THIS MORTGAGE is made this 22nd day of February, 1982, between the Mortgagor, Robert David Moore (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand, two hundred, seventy-four and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1982 (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, 1985;

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 lot of land in Greenville County, South Carolina, about three miles north of the City of Greenville, on Worley Road, and having the following metes and bounds:

Beginning at a point on the northeastern side of Worley Road, which point is 100 feet north of the intersection of B street and Worley Road, the corner of property now or formerly belonging to William B. Ducker, and running thence N. 43 E. 269 feet along the northwestern side of property now or formerly belonging to said William B. Ducker to a point on the south western side of D. Street; thence along D Street 50 feet in a northwestern direction to a point; corner of property conveyed by William B. Ducker to Robert R. Dunn; thence running S. 43 W. 269 feet along the southeastern line of property now or formerly belonging to Robert R. Ducker to a point on northeastern side of Worley Road; thence along Worley Road, S. 41½ E. 50 feet, more or less, to the point of beginning.

This is the same property conveyed by deed of Ronald D. Taylor to Robert David Moore dated and recorded April 24, 1969, in Volume 866, at Page 520, in the RMC Office for Greenville County, SC.

which has the address of 309 Worley Road, Greenville, Greenville County, SC 29609 (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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