

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C.

OCT 12 4 16 PM '82

DONNIE S. TANKER R.M.C. MORTGAGE OF REAL ESTATE

Ret. Box 42  
Holly Hill, S.C.

BOOK 1583 PAGE 60 9059

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Luis F. Moreno

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Lois A. West

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifty Thousand and 00/100-----  
-----Dollars (\$ 50,000.00) due and payable

on demand

with interest thereon from date at the rate of 12% per centum per annum, to be paid quarterly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Lee Road and the west side of Cardinal Drive, between Taylors and Greenville, Chick Springs Township, Greenville County, State of South Carolina, and being shown on a plat of Cardinal Park, dated April 25, 1949, and having the following courses and distances, to-wit: Beginning at an iron pin at northwest corner of Lot No. 43, and the corner of the lot herein conveyed, said Lot No. 43 being the property of Don Crawford, and running thence N. 25-58 W. approximately 1,013 feet to center of Lee Road; thence along the center of Lee Road, N. 73-18 E. approximately 140 feet to a point in line with West margin of Cardinal Drive; thence S. 25-58 E. and along the west side of said Drive, approximately 988 feet to an iron pin corner of Don Crawford's lot; thence along the Crawford line approximately 140 feet to the beginning corner.

LESS, HOWEVER:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest corner of the intersection of Lee Road and Cardinal Drive, Chick Springs Township, Greenville County, South Carolina, and being shown on a plat for Luis F. Moreno dated August 18, 1982 made by Robert R. Spearman with said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-6 at Page 53 and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point at the southwestern corner of the junction of Lee Road and Cardinal Drive and running thence along Cardinal Drive S. 24-58 E. 188.6 feet to a point turning thence and running with the joint line of other property owned by Luis F. Moreno and conveyed of even date herewith S. 64-10 W. 139.09 feet to a point, turning thence and running N. 25-27 W. 211.67 feet to a point on Lee Road turning thence and running along Lee Road N. 73-35 E. 140.95 feet to the beginning point. Said lot containing according to the said plat 0.64 acres.

The Mortgagee herein agrees to subordinate her interests as first mortgage holder to any mortgagee upon request of the Mortgagor to enable him to secure construction financing. The Mortgagee further agrees to release each of the nine (9) lots comprising the mortgaged premises upon a per lot basis for 1/9th of the total mortgage indebtedness, \*  
together with all and singular rights, claims, demands, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

\*or \$5555.55 plus any accrued interest at the time of the release.

This being a portion of the identical property conveyed to the Mortgagor

(Over)

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