

RE83-66
State of South Carolina

County of Greenville

GREENVILLE S.C.
FILED
APR 27 1 43 PM '83
DONNIE S. BAILEY
R.M.C.

BOOK 1603 PAGE 947

Mortgage of Real Estate



THIS MORTGAGE made this 25th day of April, 1983

by LUIS F. MORENO, D/B/A, REDCA BUILDERS, INC.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Luis F. Moreno, d/b/a, Redca Builders, Inc. is indebted to Mortgagee in the maximum principal sum of Thirty-Four Thousand and no/100ths Dollars (\$34,000.00), Which indebtedness is evidenced by the Note of Luis F. Moreno of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 120 days which is 120 days after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$34,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville on the western side of Cardinal Drive, between Taylors and Greenville, South Carolina in Chick Springs Township, being known and designated as Lot No. Two on a plat of property of Luis F. Moreno by Robert R. Spearman, R.L.S., dated September 15, 1982 as shown in Plat Book 9-F at page 20, reference being made to said plat for the metes and bounds thereof.

This being the same as that conveyed to Luis F. Moreno by deed of Mary Lois A. West dated October 8, 1982 and recorded October 12, 1982 in Deed Book 1175 at page 627 in the RMC Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
13.60
APR 27 1983

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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