

FILED
GREENVILLE
JUN 12 10 43 AM '83
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R. H. WISLEY

First Federal of South Carolina
P.O. Office Box 408
Greenville, South Carolina 29602

VOL 1639 PAGE 385

MORTGAGE

THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, Raul Moreno, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$10,174.58 (Ten Thousand One Hundred Seventy Four and 58/100---) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 31, 1993;

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 those pieces, parcels or lots of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the southeastern side of Gentry Street, being known and designated as Lots 8 and 9 of the property of H. W. Hunt, as shown on a plat thereof prepared by R. E. Dalton, Engineer, dated November, 1921, and recorded in the RMC Office for Greenville County in Plat Book F, Page 24, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Gentry Street (shown as 30 foot street on said plat) and Arch Street (shown as 20 foot street on said plat), and running thence with Gentry Street S 34-00 E. 157.6 feet to an iron pin at the joint corner of Lots 7 and 8; thence with the joint line of said lots S 55-54 E 150 feet to an iron pin; thence N 34-00 E 75.4 feet to an iron pin on the southwestern side of Arch Street; thence with Arch Street N 27-20 W 171 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Bert Corbin and recorded in the RMC Office for Greenville County on 08/27/82 in Deed Book 1172 at Page 911.

This is a first mortgage second to none.

GCTO
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which has the address of 44 Gentry Street, Greenville (City)
South Carolina 29611 (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 seized 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.

SOUTH CAROLINA — Form 4 Family — 6-75 — ENMA/DLMC UNIFORM INSTRUMENT with amendment adding Page 24

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