

MORTGAGE

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THIS MORTGAGE is made this 23rd day of February 1984, between the Mortgagor, Paul H. Moore and Euphemia S. Moore (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

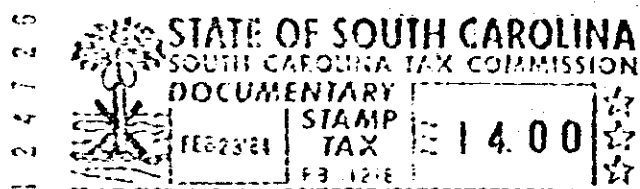
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014.

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 piece, parcel or lot of land with improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, and being on the southwestern side of Hamby Road and being known and designated as Lot 196 on a plat of Forrester Woods, Section IV, made by R. B. Bruce on June 14, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 68 and having, according to a more recent survey prepared by W. R. Williams, Jr. on February 17, 1984, entitled "Survey for Paul H. Moore and Euphemia S. Moore", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Hamby Road at the joint corner of Lots 195 and 196 and running along the common line of said lots S. 44-22 W., 165.8 feet to an iron pin; thence along the rear of Lot 196 N. 47-03 W., 58 feet to an iron pin; thence continuing along the rear of Lot 196 N. 45-43 W., 25 feet to an iron pin; thence along the common line of Lots 196 and 157 N. 27-04 E., 175 feet to an iron pin on the southwestern side of Hamby Road; thence along Hamby Road S. 45-43 E., 135.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Henry Construction Company, a Division of The Front Porch - Best Sales, Inc., recorded simultaneously herewith.



which has the address of 313 Hamby Drive Mauldin South Carolina 29662 (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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