

FILED
O. S. C.
APR 30 1982
GREENVILLE
SHERSLEY

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1539 PAGE 673

MORTGAGE

THIS MORTGAGE is made this 30th day of April,
19 82, between the Mortgagor, Charles W. Moore and Peggy W. Moore
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 \$10,000.00 (Ten
Thousand) Dollars, which indebtedness is evidenced by Borrower's
note dated April 30, 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 May 1st,
1992;

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 certain piece, parcel, or lot of land, with all improvements thereon,
or hereafter to be constructed thereon, situate, lying and being in the State
of South Carolina, County of Greenville, Town of Fountain Inn, on the
northerly side of Belmont Drive, being shown and designated as Lot No. 23 and
the westerly one-half (1/2) of Lot No. 22, on plat entitled "Addition to Belmont Estates",
recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP",
at Page 87, and having, according to said plat, the following metes and bounds, towit:

BEGINNING at a point on the northerly side of Belmont Drive, at joint front corner
of Lots Nos. 23 and 24, and running thence with the joint lines of said lots N.
27-20 E 286.5 feet to a point; running thence S. 6028 E. 150 feet to a point at the
center of the point of the northerly side of Belmont Drive; running thence with the
northerly side of Belmont Drive, N. 60-28 W. 50 feet to a point; thence continuing
with the northerly side of Belmont Drive, N. 55-30 W. 101.8 feet to the point of
BEGINNING.

This being the same property conveyed to the mortgagor by deed of Billie C.
Patton and Melvin K. Younts and recorded in the RMC Office for Greenville
County on March 17, 1967 in Deed Book 815 at Page 517.

This is a second mortgage and is Junior in Lien to that mortgage executed by
Charles W. and Peggy W. Moore which mortgage is recorded in RMC Office for
Greenville County on October 12, 1977 in Book 1412 at Page 704.



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which has the address of Belmont Drive, Fountain Inn,
(Street) (City)
SC, 29644 (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.

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