

Richard Steadman
10.00

MORTGAGE

BOOK 259 PAGE 65
BOOK 454 PAGE 288

THIS MORTGAGE is made this 10TH day of MARCH, 1993, between the Mortgagor, RICARDO, ROXAS AND JUANITA M. ROXAS, (herein "Borrower"), and CNS FEDERAL CREDIT UNION, (herein "Lender").
P O BOX 10287, CHARLESTON SC 29411

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-EIGHT HUNDRED THIRTY FIVE DOLLARS AND 29/100 (\$7835.20 Dollars, which indebtedness is evidenced by Borrower's note dated 3-10-93 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 3-10-2001

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest included therein, 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 BERKELEY State of South Carolina:

ALL that certain lot, piece or parcel of land, situate, lying and being in the County of Berkeley, State of South Carolina, known and designated as Lot 15, Block E, Sedgefield Subdivision, as shown and designated on a plat or map made by Cummings & McCrady, Engineers, which said plat is dated October, 1963; said lot being entitled "Sedgefield - Section 810", which said plat was duly filed for record in the Clerk of Court's Office for Berkeley County on March 11, 1964, in Plat Book 0, at Page 118. The aforesaid plat is made a part and parcel of this description by reference.

BEING the same property conveyed to Ricardo Roxas by deed of Edith Roxas dated October 4, 1988 and recorded in the RMC Office for Berkeley County in Book A-777, at Page 05 and one-half undivided interest to Juanita Roxas by Ricardo Roxas by deed recorded March 1, 1990 and recorded in Book A-847, at Page 345.

TMS #252-07-05-015

THE STATE OF SOUTH CAROLINA
The debt secured by the within mortgage has been paid and satisfied in full and the within mortgage is hereby cancelled and the lien discharged this 30 day of November 1993
WITNESSES: CNS FEDERAL CREDIT UNION
Catherine P. Pelton, by Juanita S. Cox
Dorothy Foster, Assistant Manager

FILED-RECORDED
Satisfaction
FEB 18 4 19 PM '94

CYNTHIA B. FORTE
REGISTER
MESSENGER
BERKELEY COUNTY, SC

which has the address of 30 Aldene Avenue Goose Creek SC 29445 (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.