

Mortgagee's Mailing Address: 2532 Hampton Avenue, Charlotte, N. C. 28207

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BOOK 1482 PAGE 870

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

OCT 11 11 44 AM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNA BANKERSLEY
R.M.C.

WHEREAS, R. Douglas Neal, Jr. and Elizabeth P. Neal

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. Douglas Neal, Sr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fourteen Thousand and No/100----- Dollars (\$ 14,000.00) due and payable

Interest only to be paid monthly beginning November 1, 1979 and continuing on the first day of each and every succeeding calendar month thereafter; the principal shall be paid in full or on before eighteen (18) months from date;

with interest thereon from _____ date _____ at the rate of ten (10%) per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Willow Springs Drive, City and County of Greenville, being shown and designated as Lot 7, Block M, Section 6 on a plat of EAST HIGHLAND ESTATES, recorded in the RMC Office for Greenville in Plat Book 0, at Page 109, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Willow Springs Drive at the joint front corner of Lots 7 and 8, and running thence with the common line of said lots, S. 74-45 E., 157 feet to an iron pin in the rear line of Lot 1; thence with the rear line of Lot 1, S. 18-20 W. 70 feet to an iron pin on a five foot strip reserved for utilities; thence with the northeasterly edge of said five foot reserved strip, N. 74-45 W., 186.7 feet to an iron pin on the southeastern side of Willow Springs Drive; thence with said Drive, N. 40-45 E., 77.4 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Frankie H. Smith and Sherri S. Smith, formerly Sherri L. Satterfield, dated September 21, 1979 and recorded in the RMC Office for Greenville County on September 24, 1979 in Deed Book 1112 at Page 115.

This is a second mortgage and is junior in lien to that mortgage executed to Fidelity Federal Savings and Loan Association being recorded in the RMC Office for Greenville County in Mortgage Book 1481 at Page 756.

STATE OF SOUTH CAROLINA
RECORDS AND DOCUMENTS DIVISION
DOCUMENTARY
STAMP \$ 05.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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