

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

GREENVILLE, S.C.

NOV 18 3 40 PM '80

BOOK 1524 PAGE 860

DORR HANNERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of November, 1980, between the Mortgagor, R. Douglas Neal, Jr., and Elizabeth P. Neal, (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 Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010.

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 on the eastern side of Pimlico Road and being shown as Lot No. 92 on a Plat of Gower Estates, Section A, as recorded in the RMC Office for Greenville County in Plat Book "QQ" at Pages 146 and 147, and having, according to said plat the following metes and bounds, to-wit:

Beginning at a point at the joint front corners of Lots Nos. 92 and 93 and Pimlico Road and running thence along the common line of said Lots S. 54-23 W. 170 feet to a point at the joint rear corner of said Lots; thence N. 45-41 E. 78.9 feet to a point at the joint rear corner of Lots Nos. 92 and 91; thence along the common line of said Lots N. 42-15 W. 173.7 feet to a point at the joint front corner of said Lots and Pimlico Road; thence continuing along Pimlico Road S. 42-37 W. 115 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Charles T. Cole, Jr., and Joanne G. Cole dated September 1, 1976, and recorded in the RMC Office for Greenville County on September 2, 1976, in Deed Book 1042 at Page 352.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & DEEDS
STAMP
NOV 18 1980
24.00

RECORDED
NOV 18 1980

which has the address of 211 Pimlico Road Greenville,
(Street) (City)
South Carolina 29607 (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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