

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C. MORTGAGE OF REAL ESTATE
FILED
JAN 20 3 59 PM '81
DONNIE TANKERSLEY
R.M.C.
stamps figured on net proceeds \$4,500.00
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARL A. NEAL

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PALMETTO BANK, P.O. Box 728, Simpsonville, S.C. 29681

(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 SIX THOUSAND, THREE HUNDRED FORTY-FOUR and 64/100 - - - - - Dollars (\$ 6,344.64) due and payable in forty-eight (48) consecutive monthly installments of ONE HUNDRED THIRTY-TWO and 18/100 (\$132.18) DOLLARS beginning February 18, 1981.

with interest thereon from date at the rate of eighteen (18%) per centum per annum, to be paid monthly

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

ALL that piece, parcel or lot of land located near Greenville, S.C. in Dunklin Township, County and State aforesaid, containing 5.0 acres, more or less, and according to plat of survey prepared by R. B. Bruce, Surveyor # 1952, Carolina Surveying Co., 112 Manly Street, Greenville, South Carolina, dated November 23, 1977, revised August 28, 1978, having the following metes and bounds, to-wit:

BEGINNING at joint corner of property of David McClure and running along line of property of John Lewis Armstrong N. 71-24 E. 250.1 feet; thence along line of same property, N. 82-57 E. 749 feet to corner iron pin; thence along line of property of Hoy Z. O'Shields S. 20-11 W. 400 feet to corner iron pin; thence N. 80-19 W. 874.8 feet along line of Dorothy F. Smith property; thence along line of said David McClure property N. 19-30 E. 60 feet, being the point of beginning.

THIS is the same property this date conveyed to Carl A. Neal by deed of Horace L. Crosby, Jr., to be recorded.

THIS conveyance is subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat (s) or on the premises.

ALSO, the Mortgagee is hereby granted a 50 ft. easement for ingress and egress from Sweetwater Road to the above property as is shown more fully on the above mentioned plat.

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DOCUMENTARY
STAMP
\$ 01.80

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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