C-82-223(BS) MORTGAGE OF REAL ESTATE -

FILED GREENVILLE CO. S.C. AUG 26 10 51 AM '82 DONNIE S. TANKERSLEY R.M.C.

BOOK 1578 PAGE 713

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Imogene S. Neff,

(hereinafter referred to as Mortgagor) is well and truly indebted unto David D. Armstrong

(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 and no/100ths----- Dollars ($ 6,000.00) due and payable

according to the terms and conditions of that certain promissory note given by the mortgagor and Robert P. Neff, Jr., James Alan West and Teresa Joy West which is incorporated herein by reference.

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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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of South Rockview Drive, in Paris Mountain Township, Greenville County, South Carolina, being shown and designated at Lot No. 11 on plat of Property of Joe A. Phillips, made by W.E. Morrow, Surveyor, recorded in the RMC Office for Greenville County, SC in Plat Book AA, page 179 and having to said plat the following metes and bonds, to wit:

BEGINNING at an iron pin on the southerly side of South Rockview Drive at the joint front corner of Lots Nos. 9 and 11 and running thence S. 18-56 E. 166.5 feet to an iron pin; thence N. 79-00 E. 125 feet to an iron pin; thence N. 18-58 W. 173 feet to an iron pin on South Rockview Drive; thence along the southerly side of South Rockview Drive, S. 76-31 W. 125 feet to the point of beginning.

THIS being the same conveyed to Imogene S. Neff by deed of Robert P. Neff, Jr., recorded in the RMC Office for Greenville County, S.C., on December 12, 1978 in Deed Book 1093 at Page 606.

Mortgagee Address 10 Tranquil Lane
Greenville, S.C. 29607

CARTER, SMITH, MERRIAM, ROGERS & TRAXLER

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
02.40

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 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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