

FILED
GREENVILLE S.C.

MORTGAGE

3-3193521



JUN 11 1983
R.M.C.

THIS MORTGAGE is made this 4th day of November 1983, between the Mortgagor, James A. Neill and Ethel J. Neill, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Seven Thousand and no cents (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 11-04-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov 30, 1988

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 real property situated in the County of Greenville, State of South Carolina, Town of Simpsonville, on the eastern side of Ashley Oaks Drive, being shown and designated as Lot 27 on a plat of BRENTWOOD, SECTION 11, made by Piedmont Engineers & Architects, dated May 19, 1972, recorded in the R.M.C. Office for Greenville County, State of South Carolina.

This being the same property conveyed to the mortgagors herein by deed of Robert Gene Patterson, and recorded in the RMC Office for Greenville County, on 10-15-80, in Deed Book 1135, and page 483.

This is a second mortgage and is junior in lien to that mortgage executed by James A. Neill and Ethel J. Neill, in favor of Fidelity Federal, which mortgage is recorded in the RMC Office for Greenville County, in Book 1520, and page 547.

which has the address of 113 Ashley Oaks Dr Simpsonville, SC 29681 (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 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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