

May 1, 1979

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SOUTH CAROLINA

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DOMINION BANKERS  
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# MORTGAGE

THIS MORTGAGE is made this 17th day of July, 1979, between the Mortgagor, John L. Neely and Linda F. Neely, (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-seven thousand, three hundred fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30th, 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 piece, parcel and lot of land situate in the County and State aforesaid, in the Gant township described as follows:

Beginning at the joint corners of lots 7 and 8 and Maxwell Avenue, thence S23-55 W 200 feet to a point at the corners of lots 5 and 6 and Maxwell Avenue; thence N66-05 W 157.1 feet to a point; thence N 15-46 E 202 feet to the joint corners of lots 7 and 8; thence S66-05 E 185.7 feet to the point of beginning.

This property is subject to the restrictions of record in Volume 818, Page 502, RMC Office of the aforesaid County and State as well as other easements as Right-of-Way of record or apparent upon visual inspection.

This is the same property conveyed to grantor by deed of B. B. Dubose and Sandra W. Dubose recorded July 17, 1979 in Volume 1106, Page 32, RMC Office of Greenville County.

STATE OF SOUTH CAROLINA  
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which has the address of Maxwell Avenue, Greenville, SC  
(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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