



Documentary Stamp on Deed of the amount thereof \$6018.44

MORTGAGE

THIS MORTGAGE is made this 18th day of November 1982, between the Mortgagor, Stephen C. McNeely and Judy B. McNeely (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Four Hundred Twenty Eight Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 1982 (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, 1987

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 or lot of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on the North side of Blue Ridge Drive (formerly Arlington Avenue) and being known and designated as Lot No. 11 of property of B.E. Geer shown on plat thereof recorded in RMC Office for Greenville County in Plat Book G, page 237, and having the following metes and bounds:

BEGINNING at iron pin on north side of Blue Ridge Drive, joint corner, lots 10 & 11, and running thence along Blue Ridge Drive N. 83-55 W 60 feet to iron pin, corner Lot 12; running thence N. 5-50 W 150 feet to iron pin; running thence S. 83-55 W 60 feet to iron pin; running thence S. 5-50 E 150 feet to iron pin on Blue Ridge Drive, the beginning corner.

ALSO: All that other piece, parcel or lot of land in County and State aforesaid on North side of Arlington Avenue (now Blue Ridge Drive) and being shown and designated as one-half of Lot No. 12 shown on plat of property of B.E. Geer according to survey by WM. Rast, May 1929, and having following metes and bounds:

BEGINNING at iron pin of Arlington Avenue (now Blue Ridge Drive) at joint front corner of Lots 11 and 12 and running thence along Blue Ridge Drive N. 83-55 E. 30 feet; running thence a new line through Lot No. 12 approximately N. 5-50 W 11 and 12; thence along joint line of said lots S. 5-50 E 140 feet to iron pin on Blue Ridge Drive, beginning corner. LESS, HOWEVER, that property taken from the above described two tracts of land by the State Highway Department for road purposes.

These being same properties conveyed to the Grantor herein by deed of Evelyn M. David on Sept. 23, 1968, recorded in RMC Office for Greenville County on Sept. 27, 1968, in Deed Book 853, page 164. The within conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said properties, which has the address of 215 Blue Ridge Drive, Greenville

South Carolina 29609 (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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