

FILED  
GREENVILLE CO. S. C.  
Nov 13 12 00 PM '79  
DONNIE S. TANRERSLEY  
R.M.C.

BOOK 1487 PAGE 988

## MORTGAGE

THIS MORTGAGE is made this 12th day of November, 1979 between the Mortgagor, Michael G. Neas and Cynthia R. Neas, (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").

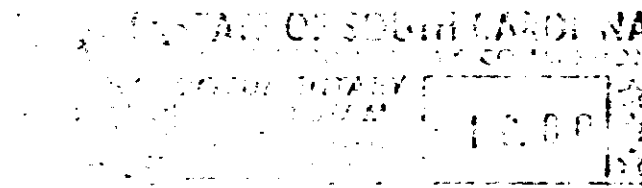
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, on the westerly side of Buckhorn Road consisting of 1 acre, more or less, as shown on a plat entitled "Property of Ellie F. Brookshire" by C. O. Riddle, dated March 29, 1979 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Buckhorn Road, corner of Buckhorn Hill Subdivision; thence S 15-35 E 410 feet to an iron pin; thence continuing S 15-13 E 16.9 feet to a point; thence along a new line N 69-18 W 253 feet to an iron pin on the westerly side of Buckhorn Road; thence along Buckhorn Road N 20-47 E 236.5 feet to an iron pin; thence continuing N 20-47 E 107.75 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Michael G. Neas by deed of Ellie F. Brookshire recorded in the RMC Office for Greenville County, S. C., in Deed Book 1112, page 876 on October 2, 1979 and by deed of Michael G. Neas to Cynthia R. Neas to be recorded herewith.



which has the address of Rt. 12, Buckhorn Road, Greenville, S. C. 29609,  
(Street) (City)

(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 seised 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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FSMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 21)

GCTO --- 1 NOV 13 79 510 4.0001

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