

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. MORTGAGE OF REAL ESTATE

FEB 3 4 56 PM 1983 FROM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Robert P. Neff, Jr. and Imojean S. Neff

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank of South Carolina, P.O. Box 5473, Greenville, SC 29606.

(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 Sixty Thousand and 00/100

Dollars (\$ 60,000.00---) due and payable

according to the terms of the note of even date herewith.

~~WHEREAS the Mortgagor~~

~~is well and truly~~

~~indebted to the Mortgagee~~

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 GREENVILLE.

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Westcliffs Way near the City of Greenville, South Carolina, being a portion of Lot 171 and a portion of Lot 172 on plat of Westcliffe, Section 2, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-E at Page 113 and having, according to a more recent survey entitled "Property of Robert P. Neff, Jr. and Imojean S. Neff," dated July 15, 1980, prepared by Freeland and Associates, Surveyors, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-A, Page 52, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Westcliffe Way, said pin being the joint front corner of Lots 172 and 173 and running thence with the common line of said lots N. 28-37 E., 341.5 feet to an iron pin, the joint rear corner of Lots 172 and 173; thence S. 71-10 E., 51.3 feet to an iron pin, the joint rear corner of Lots 172 and 129; thence with the common line of said lots S. 12-57 E., 34.5 feet to an iron pin; thence S. 5-10 W., 120.4 feet to an iron pin; thence S. 21-43 E., 222.3 feet to an iron pin on the northerly side of Westcliffe Way; thence with the northerly side of Westcliffe Way S. 68-05 W., 37.2 feet to an iron pin; thence N. 88-25 W., 66.7 feet to an iron pin; thence N. 70-49 W., 67 feet to an iron pin; thence N. 62-12 W., 143.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagor herein by deed of Alvin T. Dallas and Shirley S. Dallas dated July 15, 1980, and recorded in the RMC Office for Greenville County, on July 16, 1980, in Deed Book 1129 at page 295.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
FEB 23 1983
TAX \$ 24.00
FE 11213

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.