

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

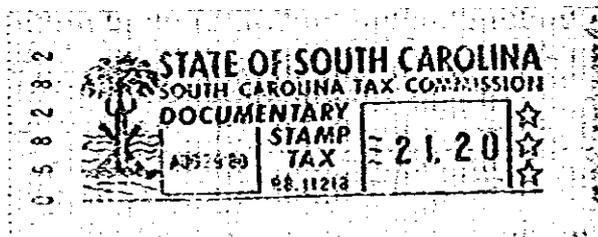
THIS MORTGAGE is made this 28th day of AUGUST, 1980, between the Mortgagor, NEIL W. SIMMONS and MARIANNA M. SIMMONS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August, 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 459 of DEL NORTE ESTATES, Section V, according to a plat prepared by Jeffery M. Plumblee, Reg. LS 7881, dated August 25, 1980, and recorded in Plat Book 8A, page 90, records of Greenville County, South Carolina, to which plat reference is hereby made for a more complete and accurate description.

This being the identical property conveyed to the Mortgagors herein by deed from Robert A. Shaver and Patricia S. Shaver, dated of even date herewith and recorded in Deed Book 1132, page 256, records of Greenville County, South Carolina.



which has the address of 7 Bransfield Road Greenville
(Street) (City)
SC 29615
(State and Zip Code) (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.