

RECORDED
S.C.
MAY 16 1980
52 PM '80
ANDERSLEY

MORTGAGE

THIS MORTGAGE is made this 16th day of May, 1980, between the Mortgagor, DIETER W. AND ILSE M. NEUMANN, (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 THOUSAND ONE HUNDRED SIXTY AND 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 JUNE 1, 2009.....;

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 situate, lying and being in Greenville County, South Carolina on the Western side of Anders Avenue and being known and designated as Lot 28 on a plat of Section V. Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at Pages 91 and 92 and having according to said plat the following metes and bounds:

BEGINNING at the joint front corner of Lots 28 and 27 on the western side of Anders Avenue and running thence along the line of Lot 27, S. 85-22-00 W., 201.18 feet to a point; thence along a line of Tract A., S. 04-38-00 E., 100 feet to a point; thence along a line of Lot 29, N. 85-22-00 E., 200 feet to a point; thence along the western edge of Anders Avenue, N. 04-38-00 W., 78.55 feet to a point; thence continuing along the curve of the western edge of Anders Avenue, the chord of which is N. 01-28-48 W., 21.48 feet to the Beginning corner and being a portion of the property conveyed by Mattie Brockman, et al, to Carolina Land Company, Inc. on December 20, 1972 and recorded on December 27, 1972 in said R.M.C. Office in Deed Book 963 at Page 523.

The said Carolina Land Company, Inc. having deeded the property to Kenneth D. & Marie J. Young by deed recorded in deed book 1110 page 972 RMC Office for Greenville County. The said Kenneth D. and Marie J. Young having deeded the property to Dieter W. and Ilse M. Neumann by deed dated and recorded concurrently herewith.

RECORDED
SOUTH CAROLINA
DEED BOOK 1503
PAGE 293
MAY 16 1980
52 PM '80
ANDERSLEY

which has the address of 210 Anders Avenue Mauldin, South Carolina 29662 (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 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.

RECORDED
MAY 16 1980
52 PM '80

5
9
2
0

4328 RV-2