

FILED
S.C.
JUL 30 AM '80
GREENVILLE
SHERSLEY

BOOK 1509 PAGE 174

MORTGAGE

THIS MORTGAGE is made this 30th day of July 19.80, between the Mortgagor, Andrew H. McNeil and Barbara A. McNeil, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of forty nine thousand and eight hundred and no/100 (\$49,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 August, 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 lot of land in the State of South Carolina, County of Grenville, being known and designated as Lot No. 258 on a plat of the property of Robert J. Edwards, prepared by Dalton and Neves, Surveyors, in May 1951, and recorded in Plat Book EE at Page 61 and having, according to said plat the following metes and bounds, to-wit;

BEGINNING at iron pin on the northwestern side of Yorkshire Drive, (formerly Mabel Avenue) at the joint front corner of Lots 257 and 258 and running thence with the dege of Yorkshire Drive, S. 43 W. 94.3 feet to an iron pin at the intersection of Yorkshire Drive and Cherokee Drive,; thence along said Cherokee Drive, N. 48-42 W. 200.1 feet to an iron pin; thence along the line of Lot No. 104 N. 43 E. 100 feet to an iron pin; thence S. 47 E. 200 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of Holly L. Drummond of even date to be recorded herewith.

which has the address of 22 Yorkshire Drive Greenville, S.C., South Carolina 29615 (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.

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