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OCT 23 12 24 PM '80  
DONALD W. HARRIS  
R.H.C.

PLEASE MAIL  
BOOK 1521 PAGE 723

THIS MORTGAGE is made this 20<sup>th</sup> day of October, 1980, between the Mortgagor, Leonardo Real Valle and Phyllis B. Real (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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 October 2000;

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: consisting of the westerly 200 feet of Lot Number 14 according to a plat of property of The Estate of J. Rowley Yown, recorded in Plat Book J at pages 258 and 259 and being more specifically described and delineated according to a plat entitled, "Property of Charles R. Burger", prepared by Carolina Surveying Company, dated September 29, 1978 and recorded in Plat Book 6-W at page 78. According to such later mentioned plat, the subject property fronts on the easterly side of New Dunham Bridge Road a distance a 100 feet and runs back therefrom for a depth of 200 feet.

THIS is the identical property conveyed to the mortgagors by deed of Charles R. Burger to be recorded of even date herewith.



which has the address of Part of Lot 14, New Dunham Bridge Rd., Greenville, S. C. (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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