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Documentary Stamps are figured on
the amount financed: \$16,133.90

MORTGAGE

THIS MORTGAGE is made this 11 day of August 1983, between the Mortgagor, Dennis E. Neves and Brenda A. Neves (same as Dennis Elford Neves) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is, 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand, Six Hundred and Sixty-four Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 1983 (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, 1988

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 Butler Township, Greenville County, South Carolina, on the northwestern side of East North Street Extension, being known and designated as Lot #1, Property of Analane C. Gibson, a plat of which is recorded in the RMC Office for Greenville County in Plat Book AA, Page 110, and according to a survey prepared by Carolina Surveying Company dated November 14, 1975, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of East North Street Extension at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, N. 36-19 W., 186 Feet to an iron pin; thence S. 55-18 W., 69.5 feet to an iron pin; thence S. 35-00 E., 186 feet to an iron pin on the northwestern side of East North Street Extension; running thence with the said side of East North Street Extension, N. 55-00 E., 74 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantors herein by deed of William A. Vaughn dated February 2, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Book 472, Page 45.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed by deed of Harold Wright Bagwell, Jr. dated 11-21-75 and recorded 11-24-75 in the RMC Office for Greenville County in Volume 1027, at Page 618. Deeded to Dennis Elford Neves and Brenda A. Neves.

which has the address of 2031 E. North St., Greenville, S.C. 29607
(Street) (City)
(herein "Property Address");
(State and Zip Code)

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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