

FILED
GREENVILLE CO. S. C.

Feb 9 3 12 PM '75
MORTGAGE
DONNIE S. TANKERSLEY
R.M.C.

1359 830

THIS MORTGAGE is made this 9th day of February 1976, between the Mortgagor, James F. McAlister, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington St., Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 2-9-76 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001.

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 County of Greenville, State of South Carolina, known and designated as Lot No. 12 on plat of STARSDALE MANOR subdivision made by Dalton & Neeves, March, 1956 and recorded in the R.M.C. Office for Greenville County in Plat Book NN at Page 9, said lot having a frontage of 100 feet on the northwest side of Starsdale Circle, a parallel depth of 145 feet and a rear width of 100 feet.

THIS is the same property conveyed to the Grantor herein by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 671 at page 191.

This conveyance is made subject to easements, restriction, and rights of way that may appear of record on the recorded plat or on the premises.



which has the address of 23 Starsdale Circle, Greenville, (Street) (City)
S.C. (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.