

MORTGAGE

THIS MORTGAGE is made this 29 day of July, 1976, between the Mortgagor, Donald R. McAlister

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Two Hundred and No/100 (\$7,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1976 (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 1, 1989;

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 situate on the southwestern side of Nix Circle in the County of Greenville, State of South Carolina, being shown as a portion of Lot 8 and a portion of Lot 9 on a plat of the property of Farr Estates, dated September 7, 1942, prepared by W. J. Riddle, recorded in Plat Book N at Page 53 in the RMC Office for Greenville County and also being shown on a plat of the property of J. Frank Williams, dated September 24, 1971, prepared by Carolina Surveying Company and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Nix Circle at the northeastern corner of a lot shown on plat recorded in Plat Book 4-L at Page 97 in the RMC Office for Greenville County and running thence with said Lot S. 36-16 W. 271.2 feet to an iron pin; thence N. 62-25 E. 281 feet to an iron pin on the southwestern side of Nix Circle; thence with said Circle N. 45-02 W. 125.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of House Rentals, Inc., recorded on November 15, 1974, in Deed Book 1010 at page 387 in the RMC Office for Greenville County.



which has the address of 111 Nix Circle Greenville (Street) (City) SC 29611 (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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