

FILED
GREENVILLE S.C.
MAY 2 11 50 AM '83
DONNIE S. WATKINS
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

BOOK 1634 PAGE 759

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 1983, between the Mortgagor, Richard L. Alpert and Margaret H. Alpert, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$69,091.66 (Sixty-nine thousand ninety-one and 66/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 April 30 1984.

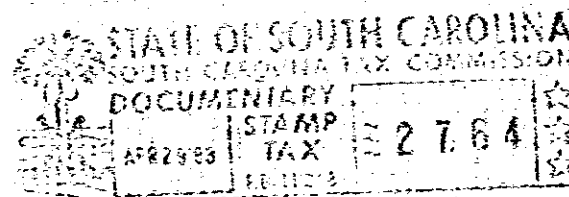
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, in the County of Greenville, in the City of Greenville, on Quail Hill Drive, being shown and designated as Lot No. 2 of Quail Hill Estates on a plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT at Page 201, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Quail Hill Drive at the joint front corners of Lots Nos. 1 and 2 and running thence along the common line, S 43-52 W. 254.75 feet to an iron pin; thence along the line of property herein conveyed and property now or formerly of McKissick, S. 46-13 E. 150 feet to an iron pin, joint rear corners of Lots Nos. 2 and 3; thence along the common line, N. 43-47 E. 250 feet to an iron pin on the westerly side of Quail Hill Drive and running thence N. 46-13 W. 120 feet to an iron pin; thence continuing along Quail Hill Drive, N. 37-09 W 30 feet to an iron pin; point of beginning.

This being the same property conveyed to the mortgage by deed of Douglas Company, a corporation, and recorded in the RMC Office for Greenville County on July 17, 1974 in Deed Book 1003 at Page 168.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard L. and Margaret H. Alpert to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County on July 17, 1974 in Book 1316 at Page 741.



which has the address of 4 Quail Hill Drive Greenville,
(Street) (City)
South Carolina 29607 (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 seized 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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