

GREENVILLE S.C.
3 1984

MORTGAGE

THIS MORTGAGE is made this 14th day of May, 1984, between the Mortgagor, Richard L. 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 Seventy-Two Thousand Seven Hundred Forty-Four & 86/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 31, 1994;

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 on the western side of Quail Hill Drive, in Butler Township, Greenville County, South Carolina, being shown as Lot No. 2 of Quail Hill Estates, as shown on a plat of the property of Thomas B. Huguenin and T. F. Huguenin Jr. prepared by Campbell and Clarkson, Surveyors, Inc. dated April 24, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Quail Hill Drive, joint front corner of Lots 1 and 2 and running thence along the line of Lot 1 S. 43-52 W 254.75 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence along the line of the McKissick property S 46-13 E 150 feet to an iron pin, joint rear corner of Lots 2 and 3; thence along the line of Lot 3 N. 43-47 E 250 feet to an iron pin, the joint front corner of Lots 2 and 3; thence along Quail Hill Drive N. 46-13 W. 117.5 feet to an iron pin, thence continuing with Quail Hill Drive N. 37-09 W 32.5 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Douglas Company, a corporation dated July 17, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1063 at Page 168 on July 17, 1974.

Margaret H. Alpert died testate on August 26, 1983, devising her interest in the above described property to Richard L. Alpert as appears more fully in the Office of the Probate Court for Greenville County in Probate File #84-ES2300014.

which has the address of Quail Hill Drive Greenville,
(Street) (City)

SC (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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