

FILED
GREENVILLE CO. S. C.

MAY 31 10 42 AM '79

DONNIE S. TANKERSLEY
R.M.C.

VOL 1468 PAGE 353

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 1979, between the Mortgagor, R. Charles Alderson and Rebecca V. Alderson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Sixty-Two Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009.....;

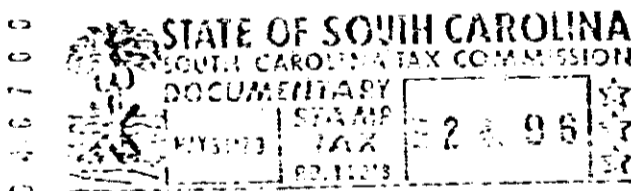
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, on the northwestern side of Honey Bee Lane and being known and designated as Lot No. 31 on plat of Phase I, PEBBLE CREEK, recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Honey Bee Lane, joint front corner of Lots Nos. 30 and 31 and running thence N.88-15 W. 151 feet to an iron pin; running thence N.01-36 E. 115.06 feet to the joint rear corner of Lots Nos. 31 and 32; thence with the joint line of said Lots, S.38-14 E. 151.5 feet to an iron pin on the northwestern side of Honey Bee Lane; thence with the northwestern side of Honey Bee Lane, S.01-51 W. 115 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Philip W. Jones recorded in the RMC Office for Greenville County on May 31, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, South Carolina 29602.



which has the address of 11 Honey Bee Lane, Taylors (City)
South Carolina 29687 (State and Zip Code) (herein "Property Address");

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.

SC10 ----- 2 MAY 31 79 410 3.5001

0353

4328 RV-2