

GRANT FILED  
MAR 2 3 34 PM '80  
SOUTH CAROLINA  
H.C. WAMBERSLEY

# MORTGAGE

THIS MORTGAGE is made this 31st day of March, 19 80, between the Mortgagor, Michael J. Alverson and Tammy Lynn Alverson (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100--- (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1980 (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 1, 1995.

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 in Oaklawn Township, Greenville County, State of South Carolina, with the property further shown on a plat prepared by Carolina Surveying Co., Registered Land Surveyors, Greenville, South Carolina, designated James C. Alverson Estate, and dated January 8, 1980, shown on the said plat as a 3.27 acre tract, with the following metes and bounds, to-wit:

Beginning at a point in Slatton Shoals Road, which is also the joint corner of property owned by the grantors and Billy Steel Alverson; thence N. 60-01 E. 285 feet to a point; thence S. 30-04 E. 500.7 feet to a point; thence S. 60-01 W. 284.8 feet to a point in said Slatton Shoals Road; thence along said road, N. 30-00 W. 500 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Larry A. Sims and Charlotte J. Sims, dated March 31, 1980, and recorded in Deed Book 1123, page 271, RMC Office for Greenville County.

RECORDED  
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which has the address of Route 3, Slatton Shoals Road, Pelzer, South Carolina 29669 (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 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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