

FILED
GREENVILLE CO. S.C.

Closing Date: January 30, 1981
(Date Instrument Delivered)

FEB 2 11 01 AM '81

MORTGAGE

RENEGOTIABLE RATE NOTE
DONNIE S. TANKERSLEY (See Rider Attached)
R.H.C.

BOOK 1531 PAGE 362

THIS MORTGAGE is made this 30 day of January, 1981, between the Mortgagor, James Herbert Alexander, James Douglas Alexander, Robert Dale Alexander and Ronnie David Alexander (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated January 30, 1981. WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand One Hundred and 00/100 (\$36,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006.

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, with all improvements thereon, being known and designated as Lot 181 of Section 2 of Oak Crest Subdivision, a plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at page 130 and 131 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brownwood Drive at the joint front corner of Lots 181 and 182 and running thence with said Brownwood Drive S. 65-48 E. 75 feet to an iron pin; thence with the line of Lot No. 180 S. 26-12 W. 128.2 feet to an iron pin; thence with the line of Lot 179 N. 84-00 W. 88 feet to an iron pin; thence with the line of Lot 182 N. 28-59 E. 156.4 feet to the iron pin at the point of beginning.

The above-described property is the same acquired by the mortgagors herein by deed from Myron T. Elrod and Hazel W. Elrod dated January 30, 1981, said deed to be recorded herewith.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND February 1, 2006. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of 24 Brownwood Drive; Greenville, South Carolina
[Street] [City]
..... (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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