

FILED
CO. S. C.
MAR 24 1 48 PM '81
JOHN STANNERSLEY
R.M.C.

BOOK 1535 PAGE 954

MORTGAGE

THIS MORTGAGE is made this 24th day of March, 19 81, between the Mortgagor, R. Dean Alverson and Sandra M. Alverson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand Five Hundred and No/100 (\$23,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 24 March 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 1 March 1996;

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 tract of land in the County of Greenville, State of South Carolina, on the northwesterly side of Washington Church Road, being shown and designated as 0.73 acres, on plat entitled "Survey for Washington Baptist Church", prepared by James L. Strickland, L.S., November 15, 1980, said plat being recorded in the RMC Office for Greenville County, S. C., in Plat Book "8 M", at Page 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin in the center of Washington Church Road, at corner of property of W. C. Brock and running thence and crossing iron pin on bank at 26 feet, N. 41-20 W. 300 feet to an iron pin; thence with property of Carrie S. Rice, N. 89-50 E. 168.7 feet to an iron pin; and running thence and crossing iron pin on bank at 20.8 feet, S. 66-20 E. 131 feet to a nail and cap in the center line of Washington Church Road; thence with the center line of said Road, S. 27-36 W. 18 feet to an old iron pin; thence continuing with the center line of said Road, S. 27-36 W. 177.4 feet to an old iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Washington Baptist Church Corporation of Pelzer, by its duly authorized Trustees, dated 24 March 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 969, Greer, South Carolina 29651.

RECORDED
MAR 24 1981
STAMP

which has the address of Route #2, Pelzer, South Carolina 29699
(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 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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