

SEP 30 4 26 PM '81

THIS MORTGAGE is made this 29th day of September, 1981, between the Mortgagor, JOHN O. ALEXANDER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 October 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 those certain pieces, parcels or lots of land, together with all improvements thereon, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lots Nos. 64, 65 and 66 on a plat of Lanneau Drive, Highlands, made by Dalton & Neves in August, 1937, recorded in the RMC Office for Greenville County in Plat Book D, Pages 288 - 289, and as shown on a more recent plat entitled "Property of John O. Alexander", dated September 28, 1981, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 8-T at Page 66, and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint front corner of Lot No. 64 and Lot No. 63, on the Western side of the right-of-way of Lanneau Drive and running thence along the joint line of said lots N. 79-49 W., 148.6 feet to an old iron pin at the joint rear corner of Lot No. 64 and Lot No. 63; thence running N. 10-11 E., 225.0 feet to an old iron pin at the rear corner of Lot No. 66 on the Southern side of the right-of-way of Lanneau Drive; thence running along said right-of-way S. 42-12 E., 86.6 feet to an old iron pin; thence continuing along said right-of-way S. 27-00 E., 90.0 feet to an old iron pin at the joint front corner of Lot No. 66 and Lot No. 65; thence running S. 9-29 E., 53.1 feet to an old iron pin at the joint front corner of Lot No. 65 and Lot No. 64; thence running S. 1-11 W., 50.6 feet to an old iron pin at the joint front corner of Lot No. 64 and Lot No. 63, on the Western side of the right-of-way of Lanneau Drive, the point and place of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Sylvia L. Greer (formerly Sylvia L. Gulledge) recorded in the Greenville County RMC Office in Deed Book 1154 at Page 17 on September 30, 1981.

which has the address of 108 Lanneau Drive Greenville
(Street) (City)
S. C. 29605 (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.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
SEP 30 81
STAMP
FAX
R. 11218
0295

400 8 661801

4328 RV-2

5900