

MORTGAGE

FILED
GREENVILLE CO. S.C.

MAR 16 11 05 AM '84
DONNIE S. TANKERSLEY
R.M.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NORMAN L. ALPERS AND MARILYN L. ALPERS
Greenville, South Carolina

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF

SOUTH CAROLINA

, a corporation

organized and existing under the laws of THE UNITED STATES, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of THIRTY-ONE THOUSAND ONE HUNDRED THIRTY-ONE AND NO/100----- Dollars (\$ 31,131.00-----),

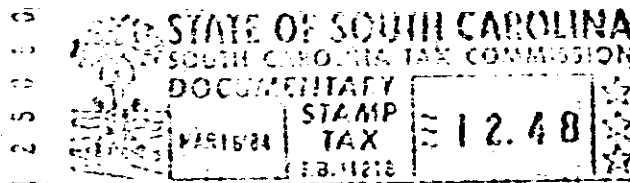
with interest from date at the rate of TWELVE AND ONE-HALF per centum (12.500----- %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association 301 College Street, P.O. Drawer 408, in Greenville, South Carolina 29602 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Thirty-Two and 25/100----- Dollars (\$ 332.25-----), commencing on the first day of May, 19 84, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 2014

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon or hereafter constructed thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the North side of Russell Avenue, and being shown as all of Lot No. T-20 and a portion of Lot No. T-21 on Plat of Property of C. H. Talley, recorded in the R.M.C. Office for Greenville County in Plat Book H, page 116, and shown on a more recent plat entitled "Property of Norman L. Alpers and Marilyn L. Alpers", prepared by Carolina Surveying Co., dated March 7, 1984, recorded in the R.M.C. Office for Greenville County in Plat Book 103, page 19, reference to said more recent plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to the above named mortgagors by deed of Don Earle Coker to be recorded of even date herewith.

Also, all the Mortgagors' right, title and interest in an easement for a driveway THE FOR THE PURPOSE OF ENTERING THE REAR OF lot No. T-20, said driveway being 10 feet in width and approximately 102 feet in length on Laurel Street, all of which is set forth in Deed recorded in the R.M.C. Office for Greenville County in Deed Book 395, at page 427 AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE, DEED OF TRUST OR DEED TO SECURE DEBT AS IF THE RIDER WERE A PART HEREOF.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and fighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.