

REC-417
S.C.
R.M.C. OFFICE

609-325560-2

VOL 1859 PAGE 703

MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1984, between the Mortgagor, EDDIE W. ALPHIN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

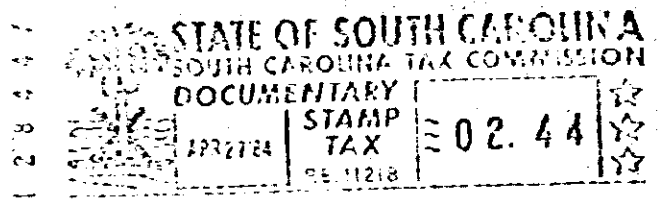
WHEREAS, Borrower is indebted to Lender in the principal sum of \$6,081.44 (SIX THOUSAND EIGHTY ONE AND 44/100) Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 30, 1990.

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 6 on the western side of Brown Road, according to a plat of the Property of R. C. Ayers prepared by C. O. Riddle, Surveyor, dated October 28, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 46, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Brown Road, joint front corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots S. 88-44 W. 29.6 feet to a point on the western side of Brown Road; thence continuing with the joint line of Lots 5 and 6, S. 88-44 W. 371.8 feet to an iron pin in the corner of property now or formerly owned by Carolina, Inc.; thence with the line of said property N. 1-16 W. 125 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the joint line of said lots N. 88-44 E. 418.6 feet to an iron pin on the western side of Brown Road; thence continuing with the joint line of said lots N. 88-44 E. 29.6 feet to a point in the center of Brown Road; thence with the center of Brown Road S. 19-18 W. 133.5 feet to the point of beginning, and containing 1.14 acres according to said plat.

This being the same property conveyed to the Mortgagor by deed of R. C. Ayers, Sr., recorded September 13, 1973, in the RMC Office for Greenville County in Deed Book 983 at Page 867.



GC10
-----3 AP27 84
011
4.00CD

which has the address of 330 Brown Drive, Simpsonville, (City)
S.C. 29681 (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.

3020

28-8287