

GREENVILLE CO. S.C.  
29601 FILED

DEC 19 9 54 AM '84

**MORTGAGE**

THIS MORTGAGE is made this 3 day of December, 1984, between the Mortgagor, ALEXANDAR McELRATH, (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").

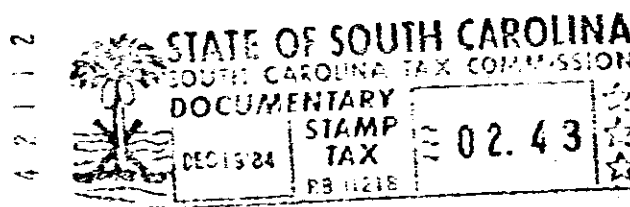
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Eighty-one and 43/100 Dollars, which indebtedness is evidenced by Borrower's note dated 12-3-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-91;

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 piece, parcel or lot of land in Gantt Township, County and State aforesaid, on Oakvale Circle, being known and designated as Lot No. 9 on a Plat of a re-subdivision of a part of Oakvale Terrace made by J. C. Hill, June 1st, 1956, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Oakvale Circle, joint front corner of Lots 8 and 9, and running thence along the joint line of said lots S. 86-30 E. 125 feet to an iron pin; thence turning and running N. 3-30 E. 118.5 feet to an iron pin; thence turning and running N. 71-38 W. 32.2 feet to an iron pin, joint rear corner of Lots 9 and 10; thence turning and running N. 57-05 W. 160.2 feet to an iron pin, joint front corner of Lots 9 and 10; thence turning and running along Oakvale Circle S. 62-00 E. 43 feet to an iron pin; thence continuing along Oakvale Circle S. 9-55 E. 17 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of Oakvale Enterprises, a corporation, dated November 10, 1958 and recorded in the RMC Office for Greenville County on December 16, 1958 in Deed Book 612 at Page 359.



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which has the address of Oakvale Circle Piedmont, South Carolina 29673 (herein "Property Address");

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.