

FILED
GREENVILLE CO. S. C.
SEP 10 4 51 PM '79
DONNIE W. BARNERSLEY
R.M.C.

MORTGAGE

VOL 1480 PAGE 137

THIS MORTGAGE is made this 7th day of September 1979, between the Mortgagor, Robert T. Alexander and Susan M. Alexander (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

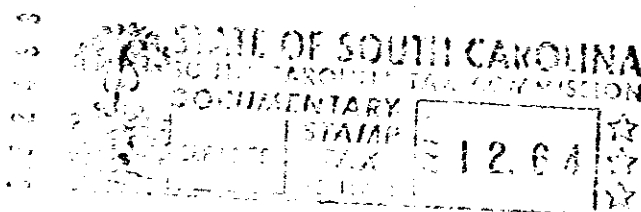
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Five Hundred Forty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009

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 situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, in Austin Township, on the north side of Ashdown Drive, being known and designated as Lot No. 221 on plat of Westwood South Subdivision, Section 1, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6H at Page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Ashdown Drive, at the joint corner of Lots 221 and 222 and running thence with the line of Lot 222, N. 31-09 W. 144.3 feet to an iron pin; thence N. 46-49 E. 90.0 feet to an iron pin; thence S. 35-22 E. 160.0 feet to an iron pin on the north side of Ashdown Drive; thence along Ashdown Drive S. 54-58 W. 73.7 feet to an iron pin in Ashdown Drive; thence continuing along said Drive, S. 62-05 W. 26.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Artistic Builders, Inc., of even date to be recorded herewith.



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which has the address of Ashdown Drive, Simpsonville, S. C., 29681, (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.

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