

OFFICE OF THE CLERK
SOUTH CAROLINA
RECORDED
AUG 15 AM '80
GREENVILLE

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MORTGAGE

THIS MORTGAGE is made this 6th day of August, 19 80, between the Mortgagor, Dean McAlister and June T. McAlister, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Six Thousand Two Hundred & No/100 (6,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 1985.....;

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 with all buildings and improvements, situate, lying and being on the northern side of Parsons Avenue in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of Glendale, Section II, made by C. O. Riddle, Surveyor, dated December, 1965, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 000, Page 55 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Parsons Avenue at the joint front corner of lots nos. 1 and 2 of Section II and running thence along the common line of said lots, N. 3-31 E. 218 feet to a point in or near a stream; thence with said stream as the line, the traverse line of which is N. 6-51 E., 20.2 feet to a point; thence S. 86-28 E. along the line of Lot No. 5, 82.7 feet to an iron pin; thence along the line of lots nos. 3 and 4, S. 10-58 E. 245.2 feet to a point on Parsons Avenue; thence along the northern side of Parsons Avenue, N. 86-29 W. 149.1 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Eugene W. Adams and Virginia M. Adams by deed of J. Odell Shaver recorded in Deed Book 998, Page 382 on May 7, 1974, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is a second mortgage and is junior in lien to that mortgage executed to Dean McAlister and June T. McAlister which mortgage is recorded in RMC office for Greenville County in Book 1449 and Page 554.

This being the same property conveyed to the mortgagor herein by deed of Eugene W. Adams and Virginia M. Adams and recorded in the RMC office for Greenville County on November 8, 1978 in Deed Book 1091 and Page 460.

which has the address of 203 Parsons St. Mauldin,
(Street) (City)
S. C. 29662 (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.

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