

BY THE S. TAMMERCLEY R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 26th day of April, 1976, between the Mortgagor, William R. Alexander and Judy Y. 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 Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1996.

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 known and designated as Lot No. 109 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Pages 1 through 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of a turnaround at the end of Whittlin Way, joint front corner of Lots 109 and 110, and running thence along the joint line of said lots, S. 46-07 E., 136.0 feet to an iron pin on the northern edge of a 200 foot Duke Power Company right-of-way; thence along the northern edge of said right-of-way, S. 53-01 W., 270.0 feet to an iron pin on a 50 foot right-of-way for a water main; thence along the joint line of Lots Nos. 108 and 109, following the center of a utility easement, N. 17-00 E., 261.53 feet to an iron pin on the aforesaid turnaround; thence following the curvature of said turnaround, the chord being N. 80-36 E., 41.6 feet to the beginning corner.



which has the address of 109 Whittlin Way Greenville  
(Street) (City)  
South Carolina (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.