

GREENVILLE CO. S.C.
MAY 21 3 22 PM '76

1338 154

MORTGAGE

THIS MORTGAGE is made this 21 day of May 19 76, between the Mortgagor, Bobby A. Alexander and Barbara C. 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 Twenty Four Thousand and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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 April 1, 2006.

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 Greenville and 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, on the western side of Hialeah Road being shown and designated as Lot No. 325 on a Plat of Gower Estates, Section B, recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, pages 36 and 37 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hialeah Road at the joint front corners of Lots 324 and 325 and running thence with the common line of said lots, N. 75-13 W. 194.1 feet to an iron pin; thence N. 2-35 E. 35 feet to an iron pin, thence N. 23-12 E. 92.5 feet to an iron pin; thence S. 66-16 E. 201.3 feet to an iron pin on the westerly side of Hialeah Road; thence with the curve of said Road (the chord of which is S. 21-23 W.) 95 feet to the point of beginning.



which has the address of 104 Hialeah Drive 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.

0154
4328 RV.23