

South Carolina Federal Savings & Loan Association
P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

1408 500

MORTGAGE

2002 3 54 PM

THIS MORTGAGE is made this 30th day of August,
1977 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 Seventy-five Thousand and No/100
Dollars, which indebtedness is evidenced by Borrower's note
dated July 1, 2002 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002

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 fol-
lowing metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of a turn-around 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 turn-around; thence following the curva-
ture of said turn-around, the chord being N. 80-36 E., 41.6 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Ellis E. Adams
recorded in the R.M.C. Office for Greenville County on July 18, 1974 in Deed Book 1003
at Page 189.

30.00
FEB 11 2002

which has the address of Whittlin Way Taylors
(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 improve-
ments 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.