

PO Box 10148
Greenville, S.C.

FILED
GREENVILLE CO. S.C.

MAR 14 2 04 PM '80 MORTGAGE

BOOK 1497 PAGE 964

JOHN T. TANKERSLEY

THIS MORTGAGE is made this 13th day of March 1980, between the Mortgagor, James M. Alexander and Judy P. Alexander (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington P.O. Box 10148, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand Four Hundred (\$38,400) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 April 1, 2010

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 improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville and being known and designated as Lots Nos. 180 and 181 on plat of Marshall Forest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H Pages 133 and 134, and having according to a more recent survey by Campbell and Clarkson, dated July 8, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Byrd Boulevard at the joint front corner of Lots Nos. 181 and 182 and running thence with the northeastern side of Byrd Boulevard S. 28-18 E. 50.3 feet to an iron pin; thence along the line of Lot No. 180 and a 10 foot reservation for pipes and poles N. 66-12 E. 359.5 feet to an iron pin; thence with the rear line of Lots Nos. 180 and 181 N. 39-22 W. 52.6 feet to an iron pin; thence with the joint line of Lots Nos. 181 and 182 S. 66-12 W. 349.5 feet to an iron pin on the northeastern side of Byrd Boulevard, the point of beginning.

ALSO all right, title and interest of the Mortgagors in and to the 10 foot strip shown as a reservation for pipes and poles along the eastern boundary of Lot No. 180. Being the same property conveyed to the Mortgagors herein by deed of Robert C. Jendron, Jr. and Janet W. Jendron of even date to be recorded herewith in the R.M.C. Office for Greenville County.

which has the address of 713 Byrd Blvd. Greenville S.C. (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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