

FILED
GREENVILLE CO. S. C.

FEB 3 3 53 AM '81

MORTGAGE

BOOK 1531 PAGE 499

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 2nd day of February, 1981, between the Mortgagor, Robert J. Alden and Robert A. Bagwell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-SEVEN THOUSAND SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011.

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, tract, or lot of land lying in Greenville County, State of South Carolina, and being known and designated as Lot # 152, Gray Fox Run, Section II, by a plat by Freeland and Associates, dated July 27, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-C at page 58, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Crowdale Court and at the joint front corners of Lots 21 and 22, and running thence with the curvature of Crowdale Court S. 36-41 W. 56.03 feet to a point; thence leaving Crowdale Court and running N. 87-24 W. 172.0 feet to a point; thence N. 1-05 E. 137.43 feet in the center of Cane Creek; thence with the center of Cane Creek as the line N. 75-34 E. 93.5 feet to a point; thence N. 70-52 E. 65.14 feet to a point; thence leaving Cane Creek and running S. 19-15 E. 153.50 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Balentine Brothers Builders, Inc. dated 2/2/81 and recorded in the RMC Office for Greenville County in Deed Book 1141 at page 919.

which has the address of Lot 152 Crowdale Court
(Street)
S.C. 29687
(State and Zip Code)
(herein "Property Address"):

Taylors,
(City)

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.