

GREENVILLE, S.C.
NOV 28 AM '81
GONN... WERSLEY

Mortgagees Address:
First Federal Savings & Loan
Post Office Box 408
Greenville, S.C. 29602

MORTGAGE

THIS MORTGAGE is made this 5th day of November, 1981, between the Mortgagor, Robert H. McAlister, Jr., Mary L. McAlister, & Carolina J. Coker, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand and no 100ths (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 1, 1991.....;

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 or hereafter constructed thereon, situate, lying and being on the southern side of Fairmont Avenue in the County of Greenville, State of South Carolina, being shown and designated as Lots No. 140 and 141 on plat of Belmont Heights, Section II, prepared by C.C. Jones, Engineer, recorded in Plat Book EE at page 181 and being more particularly described on plat of Kenneth LeRoy Raines, prepared by R.B. Bruce, R.L.S., recorded in Plat Book 4H at page 63B, to wit:

BEGINNING at an iron pin on the southern side of Fairmont Avenue at the joint front corner of Lots 141 and 142 and running thence along the common line of said Lots S 37-57 E 228.1 feet to an iron pin at the joint rear corner of said Lots; thence S 76-23 W 162.8 feet to an iron pin at the joint rear corner of Lots 139 and 140; thence along the common line of said Lots N 40-11 W 163.8 feet to an iron pin at the joint front corner of said Lots on the southern side of Fairmont Avenue; thence along the southern side of said Avenue N 52-43 E 150 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Crawford B. Cole, Jr. dated November 5, 1981 and recorded November 6, 1981 in the R.M.C. Office for Greenville County in Deed Book 1157 at page 872.

This is a second mortgage junior in lien to that mortgage dated June 26, 1972 and recorded June 27, 1972, recorded in Mortgage Book 1238 at page 561 in favor of Carolina National Mortgage Investment Company, Inc.

which has the address of 210 Fairmont Avenue, Greenville, South Carolina,
(Street) (City)
(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 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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