

FILED
GREENVILLE CO. S.C.

BOOK 1588 PAGE 274

DEC 11 09 AM '82

MORTGAGE

LONG, BLACK & GASTON

DONALD W. HANBERSLEY
A.M.C.

THIS MORTGAGE is made this 7th day of December 1982, between the Mortgagor, Scott L. McAlister and Karen R. Hamby (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

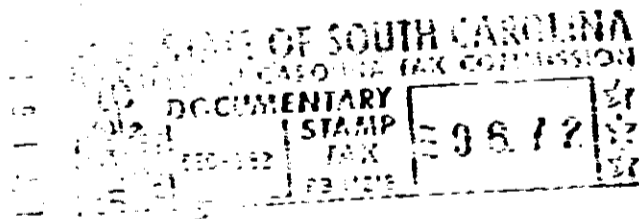
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand, seven hundred, thirty-six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1992.

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 situate in the County of Greenville, State of South Carolina, on the southern side of Center Street and being known and designated as Lot NO. 34 on Plat of Section One, Subdivision for Burlington Industries, Inc., recorded in the RMC Office for Greenville County in Plat Book "JJJ" at Page 10. Said Lot fronts 70.7 feet on the southern side of Center Street and runs back to a depth of 146.8 feet on the western side and to a depth of 159 feet on the east side and is 77.6 feet across the rear.

THIS is the same property conveyed to the Mortgagors herein by deed of Colyin Eugene Vaughn dated December 7, 1932 and recorded simultaneously herewith.

THIS mortgage is junior in line to that certain mortgage in favor of Collateral Investment Company, dated Sept 17 1976 and recorded in the RMC Office for Greenville County in REM Book 1377 at Page 767.



which has the address of Center Street, Taylors, South Carolina (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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