

Documentary Stamps are figured on the amount financed: \$ 9007.64

MORTGAGE

THIS MORTGAGE is made this 7th day of April 1983 between the Mortgagor, Ronald H. McAlister and Rebecca C. McAlister (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 Seventeen thousand, four-hundred, ninety-six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 1983 (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 20, 1993

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:

Ronald H. McAlister and Rebecca C. McAlister, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Paris Mountain Township, being more fully described and identified according to a plat prepared by Jones Engineering Service, dated April 3, 1974, as Lot No. 5 on said plat, which is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5-D, at Page 44, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Luray Drive, which iron pin is the joint front corner of Lots 4 and 5 and running thence along Luray Drive, S 22-10 W, 96 feet to an iron pin; thence S 67-50 E, 150 feet to an iron pin; thence N 21-48 E, 96 feet to an iron pin; thence N 67-50 W, 150 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Wallace E. Turner, Jean Van Slate and James E. Hudson, a Partnership d/b/a T.V.H. Enterprises, dated and recorded August 3, 1977 in the R.M.C. Office for Greenville County in Deed Book 1061 at Page 814.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

This is that same property conveyed by deed of Elbert C. Elliott to Ronald H. McAlister and Rebecca C. McAlister dated February 1, 1978 and recorded February 1, 1978 in Book Volume 1073 at Page 30 in the RMC office for Greenville County, SC.

which has the address of 12 Luray Drive Greenville, S.C. 29609 (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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