

*Nov. Stamp as figured on the amt. financed* 603-1605-256  
9,159.13  
**MORTGAGE**

THIS MORTGAGE is made this 1st day of April 1983, between the Mortgagor, Richard W. and Sharon F. 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 Twelve thousand nine hundred seventy one & 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 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 May 15, 1988

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, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 on plat of Mattox & Dillard Builders, Inc., recorded November 26, 1973, in Plat Book 5D, Page 15, in the R.M.C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Sunrise Drive, the joint front corner of Lot No. 7 and Lot No. 6; thence with the joint line of said Lots, N. 19-36 W., 188.1 feet to an iron pin, the joint rear corner of Lot No. 7 and Lot No. 6; thence along the rear of Lot No. 7, N. 70-05 E., 72 feet to an iron pin, the joint corner of Lot No. 7 and property now or formerly of J. S. Jones; thence S. 19-36 E., 188.3 feet to an iron pin on the Northern side of Sunrise Drive; thence along the Northern side of said Drive, S. 70-16 W., 72 feet to the point of beginning.

The above-described property is the same acquired by the grantors herein by deed from Mattox & Dillard Builders, Inc., dated October 18, 1976, recorded on October 18, 1976, in Deed Volume 1044, at Page 731, R. M. C. Office for Greenville County, S. C.

The above described property is conveyed subject to existing easements, rights-of-way, restrictions and reservations, if any.

DERIVATION: This is the same property conveyed by deed of James G. Hattery and Barbara A. Hattery unto Richard W. McAlister and Sharon F. McAlister, dated October 12, 1977, recorded October 14, 1977 in Volume 1066 at Page 781 of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of 7 Sunrise Drive Taylors, South Carolina 29687 (herein "Property Address");  
[Street] [City]  
[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.