

FILED
AUG 28 1984
Donnie S. T.

MORTGAGE

VOL. 1679 PAGE 299

\$3,080.28

WHEREAS I (we) Michael J. McAlister and Terrie C. McAlister
(hereinafter also styled the mortgagor) in and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto
Poinsett Discount Co., Inc., Greenville, S. C.
(hereinafter also styled the mortgagee) in the sum of

\$ 5,452.10, payable in 84 equal installments of \$ 64.91 each, commencing on the

5th day of October 19 84 and falling due on the same of each subsequent month, as in and by the
said Note and conditions thereof, reference thereto had will more fully appear.

NOW, KNOW ALL MEN, that the mortgagor(s) in consideration of the said debt, and for the better securing the payment thereof, according to
the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the
said mortgagee in hand well and truly paid, by the said mortgagor, at and before the sealing and delivery of these Presents, the receipt where-
of is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the
said mortgagee, its (his) heirs, successors and assigns forever, the following described real estate:

All that piece, parcel or lot of land, lying and being situate in the
State of South Carolina, County of Greenville, being shown and designated
as lot 13, Spring Valley Subdivision, on plat entitled "Property of
Michael James McAlister and Terrie C. McAlister" as recorded in Plat
Book 8-T at Page 41, in the RMC 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 eastern side of Wisteria Lane, at the
intersection of Wisteria Lane and Spring Lake Road, running thence
N. 42-00 E. 35.4 feet to an iron pin; thence along Spring Lake Road,
running thence N. 87-00 E. 175.0 feet to an iron pin; thence S. 3-00 E.
115.5 feet to an iron pin; thence S. 87-00 W. 200.0 feet to an iron pin;
thence along Wisteria Lane, N. 3-00 W. 90.5 feet to an iron pin, the
point of beginning.

This is the identical property conveyed from Charles T. Campbell and
Ann C. Campbell to Michael James McAlister and Terrie C. McAlister on
September the 11th, 1981, in deed book 1155 page 14.

IT IS UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise
incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said mortgagee, its (his) successors, heirs and assigns forever.

AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary as-
surances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said
Premises unto the said mortgagee its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the
same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep
the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgagee, for an amount not less than the
unpaid balance on the said Note in such company as shall be approved by the said mortgagee, and in default thereof, the said mortgagee, its
(his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with
interest thereon, from the date of its payment. And it is further agreed that the said mortgagee its (his) heirs, successors or assigns shall be
entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns,
shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its
(his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse
themselves under this mortgage for the same so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the said Note, when the same shall
become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured
hereby, shall forthwith become due, at the option of the said mortgagee, its (his) heirs, successors or assigns, although the period for the
payment of the said debt may not then have expired.

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this
mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for col-
lection, by suit or otherwise, that all costs and expenses incurred by the mortgagee, its (his) heirs, successors or assigns, including a
reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt
secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs,
executors or administrators shall pay, or cause to be paid unto the said mortgagee, its (his) heirs, successors or assigns, the said debt, with
the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagor, his (their) heirs, successors, or assigns,
according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true
intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall
remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of
payment shall be made.

WITNESS my (our) Hand and Seal, this 22nd day of August 1984

Signed, sealed and delivered in the presence of Michael J. McAlister (I.S.)

WITNESS Terrie C. McAlister (I.S.)

WITNESS Donna Hartman

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 00.93

DESCRIBED PROPERTY.

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