

MORTGAGE

S. C.
MAY 15 PM '82
SHERSLEY

THIS MORTGAGE is made this 11th day of May 1982, between the Mortgagor, H. Cobb Alexander, Jr. and Eloise K. Alexander (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street - Gaffney, South Carolina 29340 (herein "Lender").

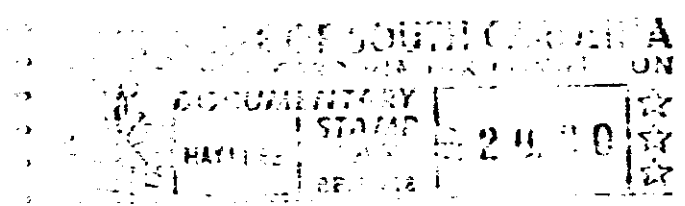
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand and no/100ths (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012;

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, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 18 on plat of Section 2, Richwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, at page 51-A, and having according to said plat the metes and bounds thereon.

This is the same as that conveyed to H. Cobb Alexander, Jr. and Eloise K. Alexander by deed of Robert J. Norris and Dianne O. Norris being dated and recorded concurrently herewith.

BEGINNING at an iron pin on the north side of Richwood Drive, corner of lot no. 19; thence with the north side of said street, S70-46W 112.7 feet to an iron pin; thence N19-22W 128.8 feet to an iron pin rear corner of Lots Nos. 20 & 21; thence with the rear line of Lot No. 20, N86-44E 117.5 feet to an iron pin corner of Lot No. 19; thence with the line of said lot S19-14E 96.5 feet to the beginning corner.



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which has the address of 40 Richwood Drive, Greenville, S. C. 29611 (Street) (City) (State and Zip Code) (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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