

FILED
First Federal Savings and Loan Association: Post office Drawer 408
Greenville, South Carolina

OCT 11 3 21 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of October, 1982, between the Mortgagor, Richard L. and Margaret H. Alpert, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$65,930.40 (Sixty-five thousand nine hundred thirty and 40/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 April Quail Hill Drive and running thence N. 90-13 W., 120 feet to an iron pin; thence along Quail Hill Drive, N. 37-09 W., 30 feet to an iron pin; point of beginning.

This being the same property conveyed to the mortgage by deed of Douglas Company, a corporation, and recorded in the R.M.C. Office for Greenville County on July 17, 1974 in Deed Book 1003 at Page 168.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard L. and Margaret Alpert and recorded in the R.M.C. Office for Greenville County on July 17, 1974 in Book 1316 at Page 741. *Byman*

200
55751A01
400 0 2501B01

Wick Crawford
Joan Sewer
April 15 1983
Witness *Lisa K. Shell*
Debra R. Taylor

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
28.40

which has the address of 1/2 Quail Hill Drive Greenville (City)
South Carolina 29607 (herein "Property Address"); (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 seized 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.