

Please read

DONALD L. VAN DIVER  
SOUTH CAROLINA  
GREENVILLE, SOUTH CAROLINA 29601  
BOOK 1604 PAGE 355

GREENVILLE  
APR 11 1983

# MORTGAGE

THIS MORTGAGE is made this 8th day of April, 1983, between the Mortgagor, Douglas H. Kelly (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of South Carolina and Florida, whose address is P.O. Box 4130, Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED AND SEVEN THOUSAND AND NO ONE HUNDREDS Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 1, 2013.

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 \_\_\_\_\_, State of South Carolina:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot number twenty (20) as shown on a plat entitled Chanticleer Townhouses, Phase I, made by Webb Surveying and Mapping Company, dated July, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7C at Page 70.

DERIVATION: This is the same property conveyed to Douglas H. Kelly by Deed from Chanticleer Townhouses, Inc. recorded in Deed Book 1179 at Page 889, and dated 12/28/83, rec. 12/30/83.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
STAMP  
\$ 42 80

which has the address of 20 Hidden Hills, Greenville SC 29605 (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.

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