

FILED  
GREENVILLE S.C.  
APR 11 12 57 PM '83

**MORTGAGE**

BOOK 1891 PAGE 536

DONNIE S. HENSLEY

THIS MORTGAGE is made this 11th day of April 1983, between the Mortgagor, Mark S. Crocker and Susan Strack Crocker, Alliance Mortgage Company (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259 Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Three Thousand Five Hundred and no/100 (\$73,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 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 31, 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 Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Waccamaw Avenue, being known and designated as a portion of Lot 63 on plat or property of C. B. Martin recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 102 & 103, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Waccamaw Avenue, corner of Lot 62, and running thence along the line of said lot, S 41-10 E, 311.2 feet to a stake on line of property now or formerly of Jenkinson; thence along the line of said property, N 55-43 E, 65.5 feet; thence N 41-10 W, 319 feet to a stake on Waccamaw Avenue; thence along the southeast side of Waccamaw Avenue, S 48-50 W 65 feet to the beginning corner.

THIS is the same property conveyed to the grantor herein by deed dated April 8, 1983 and recorded April 11, 1983 in deed book 1136 page 171 in the R.M.C. Office for Greenville County, State of South Carolina and is conveyed subject to any restrictions, reservations, zoning ordinances, easements, and/or rights of way that may appear of record, on the recorded plat or on the premises.

STATE OF SOUTH CAROLINA  
DOCUMENTS  
APR 11 1983  
STAMP 32940

which has the address of 403 Waccamaw Avenue Greenville  
South Carolina 29607 (State and Zip Code) (City)

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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