

FILED
GREENVILLE CO. S.C.

MORTGAGE

1596 1230961

1601 1230921

MAR 7 4 26 PM '83

THIS MORTGAGE is made this 4 day of March 1983... between the Mortgagors WILLIAM M. SMITH & JANICE P. SMITH (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of the state of Florida, whose address is P. O. Box 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-EIGHT THOUSAND EIGHT HUNDRED & NO/100 (\$68,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 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 April 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 Greenville, State of South Carolina:

ALL that lot of land with all improvements thereon in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 47 on plat of Section Two, Oakfern, by C. O. Riddle, dated June 14, 1978, recorded in Plat Book 6-H, page 53, in the RMC Office for Greenville County, said lot being located at the intersection of Holland Road and Oakfern Drive, and more accurately described on plat of William M. Smith and Janice P. Smith made by Carolina Surveying Company, February 25, 1983.

This being the same property conveyed to the Mortgagors herein by deed of Sandra P. Turner of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FAX 2752

THIS MORTGAGE is being re-recorded in order to make a correction on Page 1 of the GRADUATED PAYMENT RIDER in Section 2A. The interest rate change in Section 2A was corrected to read the first day of October, 1983 instead of September 1, 1983.

which has the address of Simpsonville - 206 Oak Fern Drive Simpsonville, S. C. 29681 (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 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.

3 AP 13 003
10-0000

1230921

1230921