

FILED  
GREENVILLE CO. S. C.

NOV 1 12 37 1983

DONNIE W. WILKINSLEY  
R.M.C.

# MORTGAGE

BOOK 1633 PAGE 581

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, JAMES D. RODDY, JR., AND HILDA H. RODDY (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 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand Nine Hundred and No/100 (\$54,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 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 piece, parcel or lot of land situate, lying and being on the Southern side of Brushy Creek Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 5 as shown on a plat of Carriage Estates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP at page 15, and having, according to said plat and also according to a more recent plat prepared by Alex A. Moss, C.E. and L.S., dated October 26, 1983, entitled "Plat for James D. Roddy, Jr.", the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Brushy Creek Road at the joint front corner of Lots Nos. 5 and 6, and running thence with the line of Lot No. 6 S. 4-27 W. 183.2 feet to an iron pin; thence with the rear line of Lots Nos. 18 and 19 N. 85-00 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 4 N. 4-27 E. 182.3 feet to an iron pin on the Southern side of Brushy Creek Road; thence with the Southern side of Brushy Creek Road S. 85-33 E. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Frieda M. Collette, dated October 31, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1199 at page 618, on November 1, 1983.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
ON NOV 1 12 37 1983  
STAMP TAX 21.96

which has the address of 1208 Brushy Creek Road, Taylors, South Carolina 29687 (herein "Property Address");  
[Street] [City] [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 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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