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GREENVILLE CO. S. C.

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DONNE S. WILKERSLEY  
R.M.C.

VOL 1933 PAGE 858

**MORTGAGE**

THIS MORTGAGE is made this 28th day of October 1983 between the Mortgagor, David F. Miller and Patricia L. Miller (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2139, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Three Hundred and no/100's (\$60,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 18 of the Bateswood Subdivision on Plat recorded in Plat Book 6-H at Page 69 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Bateswood Drive joint front corner of Lots 17 and 18 and running thence with the common line of Lot 17, S. 47-35 W. 476.6 feet to an iron pin; thence N. 42-21 W. 250 feet to an iron pin, the rear corner of Lots 18 and 19; thence with the common line of Lot No. 19 N. 59-05 E. 517.6 feet to an iron pin on Bateswood Drive; thence along said Bateswood Drive S. 30-34 E. 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of Alvin E. Smith, Trustee on January 4, 1979, and thereafter filed on January 8, 1979, in the RMC Office for Greenville County in Deed Book 1094 at Page 968.

which has the address of 18 Bateswood Drive, Greer, South Carolina 29651 (Street) (City) (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 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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