

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

FILED FEB 11 1984 R.H.C. MOSEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: William N. Miller and Julianne S. Miller

Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company, a corporation organized and existing under the laws of the State of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-One Thousand Eight Hundred Thirty-Five and no/100 Dollars (\$ 71,835.00),

with interest from date at the rate of twelve and one-half per centum (12.5%) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P. O. Box 2309 in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments of Seven Hundred Sixty-Seven and 20/100 Dollars (\$ 767.20), commencing on the first day of March, 19 84, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 2014.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the western side of Willow Pond Lane, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 on a plat entitled "Willow Pond Subdivision", prepared by Heaner Engineering Co., Inc., dated February 11, 1974, recorded in the RMC Office for Greenville County in Plat Book 5-D, at page 40, and having, according to a more recent plat entitled "Property of William N. Miller and Julianne S. Miller", prepared by Freeland & Associates, dated January 19, 1984, the following metes and bounds:

BEGINNING at an iron pin on the western side of Willow Pond Lane, at the joint corner of Lots Nos. 3 and 4, and running thence with the line of Lot No. 4 S. 62-48-31 W. 216.27 feet to an iron pin; thence N. 42-02-30 W. 122 feet to an iron pin in the line of Lot No. 1; thence with the line of Lot No. 1 N. 07-51-09 E. 91 feet to an iron pin in the line of Lot No. 2; thence with the line of Lot No. 2 N. 84-37-56 E. 233.03 feet to an iron pin on the western side of Willow Pond Lane; thence with the curve of the western side of Willow Pond Lane, the chord of which is S. 16-56-24 E. 107.87 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of James Page and Bonnie H. Page, dated January 23, 1984, and recorded in said RMC Office in Deed Book 1205, at page 498, on Feb. 1st, 1984.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows: 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP FEB-1984 26.76