

MORTGAGE

THIS MORTGAGE is made this 25th day of May 1984, between the Mortgagors, Theodore J. Dankovich and Tamela S. Dankovich (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is 26 W. Forsythe St., Jacksonville, Florida 32232 (herein "Lender").

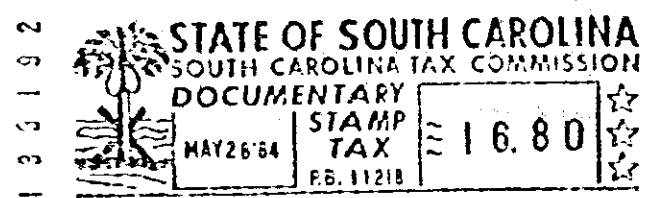
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 the buildings and improvements thereon, lying and being in the State of South Carolina, County of Greenville, on the Southeasterly side of Archdale Drive, near the City of Greenville, being shown and designated as Lot Number Twenty-Four (24) on a plat entitled "MONTCLAIRE, SECTION 4", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F, at page 49, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Archdale Drive, said pin being the joint front corner of Lots 24 and 25, and running thence with the common line of said lots S. 64-08 E. One Hundred Seventy (170.0') feet; thence S. 29-18 W. Ninety-Five (95.00') feet to an iron pin on the Northerly side of Moriston Road; thence turning and running with the Northerly side of Moriston Road N. 67-17 W. One Hundred Forty-Six and Three-Tenths (146.30') feet to an iron pin at the intersection of Moriston Road and Archdale Drive; thence running with said intersection N. 14-21 W. Thirty-Two and Four-Tenths (32.40') feet to an iron pin on the Southeasterly side of Archdale Drive; thence with the Southeasterly side of Archdale Drive N. 29-18 E. Seventy-Nine and Seven-Tenths (79.70') feet to the point of beginning.

This is the identical property conveyed unto the Mortgagors herein by deed of Robert S. Alstrom, dated May 25, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1213, at page 390.



which has the address of 104 Archdale Drive Mauldin, South Carolina 29662 (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 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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