

GREENVILLE CO. S. C. FILED MORTGAGE

BOOK 1592 PAGE 584

BOOK 85 PAGE 1845

THIS MORTGAGE is made this 13th day of January 1983, between the Mortgagee, Alliance Mortgage Company (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 Two Hundred Thousand and No/100 (\$200,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 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 February 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 in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as Lot No. 3, as shown on plat of property of Southland Co., A Partnership, dated April 25, 1978, prepared by C. O. Piddle, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Southland Avenue, at the joint front corner of Lots Nos. 3 and 4, and running thence with Southland Avenue, S. 25-50 E. 60 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2; thence S. 64-10 W. 197.51 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with property now or formerly of McDaniel Heights Apartment Corp., N. 26-29 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence N. 64-10 E. 198.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of First Carolina Construction Company, dated January 22, 1982, and recorded in the PMC Office for Greenville County, S. C. in Deed Book 1161, at Page 614, on January 29, 1982.

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This Mortgage/Deed of Trust and the Note secured thereby is paid and satisfied, and the Clerk of the Court is directed to cancel this mortgage of record this date 6/26/84

Signed, sealed & delivered in the presence of:

ALLIANCE MORTGAGE COMPANY FORMERLY KNOWN AS CHARTER MORTGAGE COMPANY

Angela Stewart Asst. Vice President

Mary Edie Notary Public

Asst. Secretary

Notary Public, State of Florida at Large My Commission Expires Aug. 17, 1984

which has the address of 28 Southland Avenue Greenville, S. C. 20605 (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.

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