

1500 45141

MORTGAGE

FILED
GREENVILLE CO S.C.

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 9 57 AM '83
DONNIE S. TAYLOR, JR. }
R.M.C. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PAUL E. TAYLOR, JR. of
6511 Augusta Rd., Greenville, S.C. 29605, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto ALLIANCE MORTGAGE COMPANY,
P. O. Box 2259, Jacksonville, Florida, 32232

, a corporation
, hereinafter
organized and existing under the laws of Florida
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 Thirty-Eight Thousand Seven Hundred Fifty and 00/100
Dollars (\$ 38,750.00),

with interest from date at the rate of twelve per centum (12.0 %)
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company
in Jacksonville, Florida, 32232
or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred
Ninety-Eight and 74/100 ----- Dollars (\$ 398.74),
commencing on the first day of April, 1983, and on the first day of each month thereafter until the prin-
cipal 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 March, 2013.

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, bar-
gained, 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 certain piece, parcel, or lot of land with improvements thereon,
situate, lying, and being in the county and state aforesaid, Gantt Town-
ship, on the East side of Augusta Road, (U.S. Hwy. No. 25), being known
and designated as Lot Number 100 of Pecan Terrace Subdivision as shown on
plat prepared by Piedmont Engineering Service, dated March 27, 1953,
which plat is recorded in Plat Book GG, at Page 9, of the R.M.C. Office
for Greenville County, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 25 at
the joint front corner of Lots 99 and 100 and running thence along the
said Highway, N. 14-12 E. 115 feet to an iron pin at the joint front
corner of Lots 100 and 101; thence turning and running with the common
line of said lots, S. 75-48 E. 90 feet to an iron pin; thence turning
and running with the common line of Lots 100 and 102, S. 3-14 W. 117.3
feet to an iron pin at the joint rear corner of Lots 99 and 100; thence
with the common line of said lots, N. 75-48 W. 112.6 feet to the point
of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor
herein by Deed dated February 28, 1983 from Clyde C. Richard, Jr., said
Deed to be recorded herewith in the R.M.C. Office for Greenville County,
South Carolina, in Deed Book 1183, at Page 395.

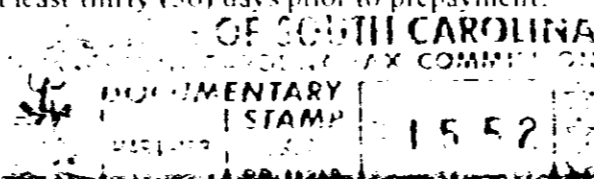
Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures and equipment now 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 encum-
brances 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 an 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.



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