

MORTGAGE

THIS MORTGAGE is made this 26th day of June 19. 84, between the Mortgagors, Alfred Rauch, Jr. and Mary Belle Rauch Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is 25 West Forsyth Street, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100ths (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 July 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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 as shown on plat entitled "Property of Caesars Head Community Center" dated March 31, 1981, Subdivided June 27, 1981, prepared by W. R. Williams, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-Q at Page 42, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of a 30-foot egress and ingress easement, said point being the joint front corner of Lot 1 and property now or formerly owned by Farmer and running thence with the common line of Lot 1 and property now or formerly owned by Farmer N. 25-20 E. 176.4 feet to an iron pin at the joint corner of Lot 1 and property now or formerly owned by Farmer and Caesars Head Community Center, Inc.; thence with common line of Lot 1 and Caesars Head Community Center, Inc. N. 22-04 E. 61.1 feet to an iron pin at the joint corner of Lot 1 and property now or formerly owned by Caesars Head Community Center, Inc.; thence S. 62-45 E. 87.3 feet to an iron pin; thence S. 53-46 E. 34 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common line of said Lots S. 31-40 W. 168.5 feet to an iron pin; thence continuing with the common line of Lots 1 and 2 S. 74-51 W. 90 feet to an iron pin on the easterly side of a 30-foot egress and ingress easement, said point being the joint front corner of Lots 1 and 2; thence with the northerly side of said 30-foot egress and ingress easement N. 68-47 W. 30.2 feet to an iron pin, the point of beginning.

TOGETHER with an easement for egress and ingress over, across and upon a strip of land connecting with the above-described lot and Sunrise Drive, having at all times a width of 30 feet, the same being described below:

BEGINNING at an iron pin on the northeasterly side of Sunrise Drive, said pin being 400 feet in a westerly direction from Sunrise Drive and being the joint corner of property now or formerly owned by Craig, and running thence with the northeasterly side of Sunrise Drive N. 63-28 W. 30 feet to an iron pin at the joint corner of (Continued at last page - attached)

which has the address of Sunrise Drive, Cedar Mountain, N.C., 28718 (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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