

MORTGAGE

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

BOOK **1593** PAGE **161**

STATE OF SOUTH CAROLINA, }
COUNTY OF PICKENS } ss:

FILED
GREENVILLE CO. S.C.

JAN 28 1 11 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David A. Sizemore DONNIE S. TANKERSLEY of
Easley, South Carolina R.M.C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company

organized and existing under the laws of Florida, a corporation 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 Twenty-six Thousand Six Hundred and no/100 ----- Dollars (\$ 26,600.00).

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, P. O. Box 2259 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy-three and 71/100 ----- Dollars (\$ 273.71), commencing on the first day of March, 19 83, 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, 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, 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 Pickens State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Fortner Street, in the City of Greenville, being known and designated as Lot 3 and the eastern one-half (1/2) of Lot 4 and the Western rear one-third (1/3) of Lot 8, of Block A, as shown on a plat of Sunny Slope, recorded in Plat Book F, at Page 86 in the R.M.C. Office for Greenville County, S.C. and being more particularly described according to plat by Robert R. Spearman, Surveyor, dated January 27, 1983 and recorded in Plat Book 9-H, at Page 62 in the R.M.C. Office for Greenville County, S.C. as having the following measurements and boundaries, to-wit:

BEGINNING at a point in Fortner Street, the common front corner of the herein described lot and Lot 2; thence running along the common line of said lots South 09-48 West 201.56 feet to a point; thence running along the common line of the herein described tract and Lot 10 North 80-12 West 50.0 feet to a point; thence running along the common line of the herein described tract and Lot 7 North 09-48 East 51.67 feet to a point; thence continuing North 80-05 West 25.0 feet to a point; thence running along the common line of the herein described tract and the western one-half (1/2) of Lot 4 North 09-48 East 150.0 feet to a point in Fortner Street; thence running along Fortner Street South 80-05 East 75.0 feet to the point of BEGINNING.

The above described property is subject to any and all easements and rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record.

This is the same property conveyed to Mortgagor herein by deed of this date from Nichols Chapman Realtors, a S.C. General Partnership being recorded simultaneously herewith in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1181, at Page 487.

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 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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