

FILED
GREENVILLE CO. S. C.

FEB 1 4 34 PM '83

MORTGAGE

POD: 1593 619
Mortgagee's address:
Loan Inventory Dept.
Post Office Box 2259
Jacksonville, FLA 32232

DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of January 1983, between the Mortgagor, Michael S. Martin and Patricia T. Martin (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of Jacksonville, Florida, whose address is Post Office Box 2259, Jacksonville, Fla 32232 (herein "Lender").

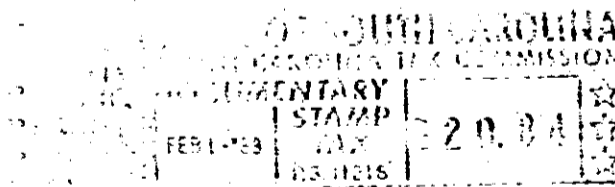
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two thousand twenty-five and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 with all improvements thereon or hereafter constructed thereon, containing 1.7 acres more or less, situate, lying and being in the State of South Carolina, County of Greenville, lying on the northern side of Hudson Road being described by survey of H.J. Martin prepared by Campbell and Clarkson Surveyors, dated April 12, 1978 and being described more particularly according to a more recent survey of Michael S. Martin and Patricia T. Martin prepared by Freeland and Associates on January 31, 1983 recorded in Plat Book 9-M at Page 3, to wit:

BEGINNING at an iron pin on the northern side of Hudson Road on the eastern side of a 50 foot right of way of a 48 inch water line, which iron pin lies 878.4 feet east of Fisher Drive and running thence with the line of said 50 foot right of way N 17-58 W, 495.77 feet to an iron pin; thence N 84-16 W, 115.71 feet to an iron pin; thence N 7-10 E, 19.94 feet to an old iron pin; thence S 83-00 E, 79.74 feet to an old iron pin; thence S 84-39 E, 266.40 feet to an old iron pin at the corner of property now or formerly owned by Duckett; thence with said line S 13-24 E, 240.30 feet to an iron pin at the corner of property now or formerly owned by Case; thence with said line S 75-29 W, 125.0 feet to an old iron pin; thence continuing with Case's line, S 11-25 E, 191.40 feet to a point; thence S 73-01 W, 53.70 feet to the point of beginning.

DERIVATION: Deed of H.J. Martin and Dorothy J. Martin recorded August 3, 1982 in Deed Book 1171 at page 324 in the Greenville County RMC Office.



which has the address of 1139 Hudson Road, Greer, South Carolina 29651, (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 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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