

P.O. Box 2139
Jacksonville, Fla. 32232

MORTGAGE

BOOK 1594 PAGE 500

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

RECORDED
FEB 11 1983
5:25 PM '83
R.M.C. TWINERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDING OFFICE
GREENVILLE, SOUTH CAROLINA
RECORDING STAMP
FEB 11 1983
2 1 00

WHEREAS, Patrick M. Jansen and Mary D. Q. Jansen of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation organized and existing under the laws of Florida, 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 Sixty Thousand and no/100 Dollars (\$ 60,000.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred Seventeen and Forty/100 Dollars (\$ 617.40), commencing on the first day of April, 1983, 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 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, 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 Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying being in situate on the east side of Valley Forge Drive, at its intersection with Revere Court, in Greenville County, South Carolina, being known and designated as Lot No. 201 of a subdivision known as Canebrake II, Sheet 1, according to a revised plat thereof prepared by Arbor Engineering, Inc., dated June, 1979, and revised November 21, 1979, and being recorded in the R.M.C. Office for Greenville County in Plat Book 7C at Page 79, which plat is incorporated herein by reference, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Valley Forge Drive, the northwest corner of the subject property, and running thence S61-00E 86 feet to an iron pin, joint corner of Lot 202; thence along said lot S7-23W 108.01 feet to an iron pin on the north side of Revere Court, joint front corner of Lot 202; thence along the north side of Revere Court, a cul-de-sac the chord of which is S53-35W 40 feet to an iron pin; thence continuing along the north side of Revere Court W29.23 feet to an iron pin; thence along a curve, the chord of which is N43-10W 36.47 feet to an iron pin on the east side of Valley Forge Drive; thence along the east side of Valley Forge Drive N9-44E 148.09 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, covenants, easements, and rights-of-way, if any, appearing of record and also by inspection of the premises.

This is the identical property conveyed to the Mortgagors by Shawwen Lin and S. Margaret Lin by deed recorded simultaneously herewith.

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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

0509

4328 (W-2)