

**FIRST MORTGAGE**  
**GREENVILLE CO. S. C.**

FILED IN THE OFFICE OF THE  
CLERK OF THE SUPERIOR COURT  
GREENVILLE COUNTY, SOUTH CAROLINA  
ON FEBRUARY 25, 1983

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FEB 25 4 13 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1595 PAGE 835

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TALAAAT F. BESHAY and EMILY M. BESHAY  
Greenville County, South Carolina

of  
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 the State 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 Sixty-Four Thousand Six Hundred and No/100-----  
Dollars (\$ 64,600.00-----).

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 Sixty-Four  
and 73/100-----Dollars (\$ 664.73  
commencing on the first day of April, 19 83, 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 situate, lying and being in the State of  
South Carolina, County of Greenville, being known and designated as Lot 15 on plat of  
BURDETT ESTATES, recorded in the RMC Office for Greenville County in Plat Book 5D, Page 71  
and also as shown on a more recent survey prepared by Freeland & Associates, dated February  
23, 1983, entitled "Property of Talaat F. Beshay and Emily M. Beshay", and recorded in the  
RMC Office for Greenville County in Plat Book 9N, Page 59, and having, according to  
said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 14 and 15 and running thence with  
the common line of said lots, S 60-51 W 163.1 feet to an iron pin; thence turning and  
running along a portion of Lot 17, N 47-05 W 40.0 feet to an iron pin; thence turning and  
running along the line of Lot 16, N 16-20 E 151.3 feet to an iron pin on Oak Park Drive;  
thence with the curve of Oak Park Drive, S 67-35 E 84.7 feet to an iron pin; thence still  
with the curve of Oak Park Drive, S 40-00 E 79.2 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Bobby C. Sellars and  
Ellen S. Sellars, to be recorded of even date herewith.

THE STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
FEB 25 1983

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.

0.835

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