

FILED GREENVILLE CO. S. C.

MORTGAGE

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

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FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 1 4 52 PM '83

BOOK 1596 PAGE 322

DONNIE S. TANKERSLEY R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Larry A. Mansell and Juanita S. Mansell

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 Thirty Three Thousand Seven Hundred Fifty Dollars and no/100 Dollars (\$ 33,750.00),

with interest from date at the rate of per centum (12.58 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company P.O. Box 4130, in Jacksonville, Florida 32231 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Forty Seven Dollars and 29/100 Dollars (\$347.29), commencing on the first day of April 1, 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 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 all improvements thence; on hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, shown as 22 Coolidge Avenue, Greenville, South Carolina.

BEGINING at an iron pin on the west side of Coolidge Avenue, joint corner of Lots 15 and 16, and running thence with joint line of said lots N. 74-12 W. 150 feet to an iron pin; thence N. 15-48 E. 100 feet to an iron pin thence with joint line of lots 17 and 18 S. 74-12 E. 150 feet to an iron pin on Coolidge Avenue; thence with Coolidge Avenue S. 15-48 W. 100 feet to the beginning corner. This is the same conveyed to us by Henry E. Williams by deed dated February 15, 1983 and recorded in deed bok 1/83 page 343. The above described property is also known as Lots 16 and 17 as shown on plat of "Map of Glenn Grove Park" being recorded in the RMC office for Greenville County in Plat F at Page 233 and is also shown on a more recent plat being recorded in said office in Plat Book 9-N at Page 81, reference to which being hereby craved.

OFFICE OF SOUTH CAROLINA REVENUE TAX COMMISSION
PROPERTY TAX STAMP
1983
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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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