

FILED
GREENVILLE CO. S. C.

MORTGAGE

MAR 16 1 08 PM '83

THIS MORTGAGE is made this 9th day of March 1983, between the Mortgagors, JOHN STEPHEN FARNSWORTH & ADELE W. FARNSWORTH, (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of FLORIDA, whose address is P.O. BOX 2259, JACKSONVILLE, FLORIDA 32232 (herein "Lender").

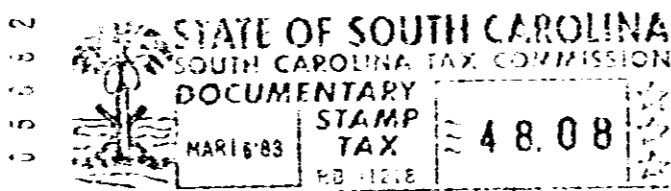
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY THOUSAND, ONE HUNDRED FIFTY (\$120,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 9, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the Southwestern corner of the intersection of North Main Street and West Avondale Drive, being Lot No. 13 of Block G as shown on Plat of Northgate Subdivision, revised by R.E. Dalton in May, 1939, recorded in Plat Book M at Page 13, and described as follows:

BEGINNING at an iron pin at the Southwestern corner of the intersection of North Main Street and West Avondale Drive, and running thence with the Western side of North Main Street S. 15-20 W. 100 feet to an iron pin at corner of Lot No. 12; thence with the line of Lot No. 12 N. 74-40 W., 197.3 feet to an iron pin on the Eastern side of an alley; thence with the Eastern side of said alley N. 15-20 E., 93.6 feet to an iron pin on the Southern side of West Avondale Drive; thence with the Southern side of West Avondale Drive S. 81-39 E. 53.1 feet to an iron pin; thence S. 74-40 E. 145 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by Deed dated June 16, 1980, from Laura Mae Britt, by Henry Joe Britt, Attorney-in-Fact, under Power of Attorney, recorded in the R.M.C. Office for Greenville County, in Book 1126 at Page 600, on June 17, 1980, at 3:47 p.m.



which has the address of 1745 NORTH MAIN STREET, GREENVILLE, SOUTH CAROLINA 29609 (herein "Property Address");

[Street] [City]
[State and Zip Code]

092 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".

10:00 Borrower covenants that Borrower is lawfully seised 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.