

GREENVILLE S.C.
MAR 21 2 47 PM '83
DONNIE S. HENSLEY
R.M.C.

MORTGAGE

BOOK 1598 PAGE 591

THIS MORTGAGE is made this 18th day of March 1983, between the Mortgagor, Michael T. Poulos and Wanda H. Poulos (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 Seventy-One Thousand Two Hundred Fifty and No/100 (\$71,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 39 and a portion of Lot 38 of Northwood Section 1, which plat is recorded in the Office of the RMC for Greenville County in Plat Book 7-X at Page 98, and being more particularly described on plat entitled "Survey for South-Hill Builders & Developers, Inc." prepared by R. B. Bruce, RLS, dated October 27, 1982, and recorded in the Office of the RMC for Greenville County in Plat Book 9-G at Page 99, reference to said latter plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagor herein by deed of South-Hill Builders & Developers, Inc. of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX = 28.52
MAR 21 1983

which has the address of Lot 39, Northwood Subdivision, Greenville, SC (herein "Property Address");

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.

10591

4328-RV-21