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GREENVILLE S.C.

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DONNIE S. FANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1599 PAGE 112

THIS MORTGAGE is made this 25th day of March 1983, between the Mortgagor, Charles D. Malone and Elizabeth A. Malone (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 Eighty-Six Thousand Three Hundred Fifty and No/100 (\$86,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 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;

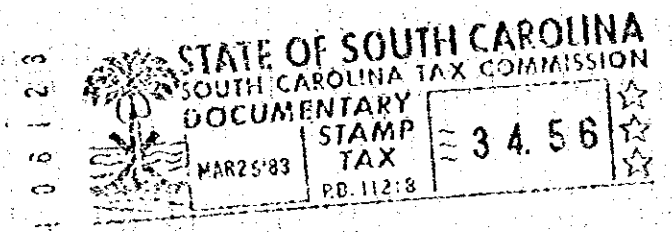
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, together with all improvements thereon, situate, lying and being on the Northern side of Gilderbrook Road, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 49 on plat of Brookfield West, Section II, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 88, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Gilderbrook Road, at the joint front corner of Lots Nos. 48 and 49, and running thence with the joint line of said lots, N. 13-28 W. 150.00 feet to an iron pin in the line of Lot No. 47; thence with the line of Lot No. 47, N. 76-32 E. 95.00 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 16; thence with the joint line of said lots, S. 13-28 E. 150.00 feet to an iron pin on the Northern side of Gilderbrook Road; thence with the Northern side of Gilderbrook Road, S. 76-32 W. 95.00 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Westminster Company, Inc., dated March 25, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1185, at Page 31, on March 25, 1983.

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which has the address of 303 Gilderbrook Road Greenville, S.C. 29615 (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 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.

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