

FILED GREENVILLE S.C.

APR 10 10 25 AM '83

BOOK 1600 PAGE 512

DONNIE S. ... R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of March 1983, between the Mortgagor, James M. Munns, III and Judy H. Munns (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the State 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 Four Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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, situate on the southern side of Black Horse Run, in the County of Greenville, State of South Carolina, the same being shown as Lot No. 91 on a plat of Heritage Lakes, recorded in the Office of the RMC for Greenville County in Plat Book 6-H at Page 19 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Black Horse Run at the joint front corner of Lot 91 and Lot 92 and running thence S 29-05-20 W 203.07 feet to an iron pin at the joint rear corner of Lot 91 and Lot 92; thence N 57-44-26 W 120.00 feet to an iron pin at the joint rear corner of Lot 91 and Lot 90; thence N 29-05-20 E 196.44 feet to an iron pin on the southern side of Black Horse Run at the joint front corner of Lot 91 and Lot 90; thence with Black Horse Run S 60-54-40 E 119.82 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of W. N. Leslie, Inc., dated and recorded of even date herewith.

10.05

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR 4 83
29.60
APR 11 83

LOVE, THORNTON, ARNOLD & THOMASON
James M. Munns III

2 AP 4 83

which has the address of 407 Black Horse Run Simpsonville
[Street] [City]
S. C. 29681 (herein "Property Address");
[State and Zip Code]

922

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 CI

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.

REC-105

APR 8 1983