

FILED  
GREENVILLE, S.C.

APR 11 3 18 PM '83

**MORTGAGE**

20. 1601 560

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 8th day of April 1983, between the Mortgagor, BARRY R. PYEATT and DONNA K. PYEATT (herein "Borrower"), and the Mortgagee, ALLIANCE CORPORATION, a corporation organized and existing under the laws of 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 Thirty-Seven Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 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 May 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, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 157 on plat of WESTWOOD SOUTH, SECTION NO. 2, SHEET NO. 1, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 7-X, Page 75 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr., dated April 6, 1983, entitled, "Property of Barry R. Pyeatt and Donna K. Pyeatt" and recorded in the RMC Office for Greenville County in Plat Book 9-P, Page 30, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Willow Branch Drive, joint front corner of Lots 156 and 157 and running thence with the common line of said lots, S 76-02 W 150.0 feet to an iron pin; thence turning and running along property of James and Juanita Sullivan, N 13-58 W 80.0 feet to an iron pin; thence turning and running along the common line of Lots 157 and 158, N 76-02 E 150.0 feet to an iron pin on the western side of Willow Branch Drive; thence turning and running along said Willow Branch Drive, S 13-58 E 80.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James Leary Builders, Inc., to be recorded of even date herewith.

7.00

STATE OF SOUTH CAROLINA  
RECORDED  
APR 11 1983  
R.M.C.

which has the address of 204 Willow Branch Drive, Simpsonville, SC 29681 (Street) (City)

(herein "Property Address"); (State and Zip Code)

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.