

MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

FILED

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
APR 13 3 55 PM '03

DONNIE S. WELLS

TO ALL WHOM THESE PRESENTS MAY CONCERN: Y, Malinda Gayle Wells

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company

a corporation organized and existing under the laws of the State of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-Six Thousand Eight Hundred Fifty and No/100 Dollars (\$26,850.00).

with interest from date at the rate of twelve per centum (12%) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, Post Office Box 2259 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments ~~XX~~ ACCORDING TO SCHEDULE A ON SAID NOTE commencing on the first day of June, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2013

** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$28,963.32

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon; situate, lying and being on the northeast side of Service Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 3, on Plat of George N. Beattie and Eleanor G. Beattie, made by Piedmont Engineering Service, June 27, 1949, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, page 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Service Drive at the joint corner of Lots 2 and 3, said pin being 108.6 feet in an easterly direction from the northeast corner of the intersection of Service Drive and Parkins Mill Road and running thence along the rear line of Lots 1 and 2, N. 37-65 E. 130 feet to an iron pin; thence S. 51-05 E. 75 feet to an iron pin; thence along the line of Lot 4, S. 38-03 W. 131 feet to an iron pin on the northeast side of Service Drive; thence along the northeast side of Service Drive, N. 50-22 W. 75 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagor herein by deed of Norman Wells to be recorded simultaneously herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
10.76