

FILED
GREENVILLE CO. S. C.

JAN 25 3 36 PM '83

DONNIE S. TANKERSLEY
R.M.C.

Re-Record
MORTGAGE

MAY 13 11 12 AM '83

BOOK 1606 PAGE 502

~~BOOK 1592 PAGE 783~~

THIS MORTGAGE is made this 25th day of January 1983, between the Mortgagor, John E. Jones and Phyllis H. Jones (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. BOX 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Six Thousand and No/100 (\$96,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 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 February 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 in Greenville Township, Greenville County, State of South Carolina, lying and being in the City of Greenville, at the Southwest corner of the intersection of Fairview Avenue and McIver Street, being known and designated as Lot No. 20, and the Northern half of Lot No. 21 in Alta Vista, shown on plat thereof which is of record in the RMC Office for Greenville County, S. C. in Plat Book G at Page 20 and having according to said plat metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of Eleanor T. McCullough dated February 19, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1143 at Page 57 on February 20, 1981.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
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which has the address of 200 Fairview Avenue Greenville S. C. 29601 (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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