

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1612 PAGE 270

JUN 21 10 33 AM '83

THIS MORTGAGE is made this 20 day of June, 1983, between the Mortgagor, T. Edward Nix and Betty B. Nix (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seventy-Three Thousand Five Hundred & 00/100 (\$173,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 August 1, 2013

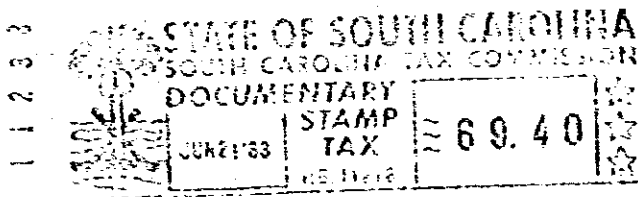
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 84 as shown on plat entitled "Collins Creek, Section Three", dated July 19, 1982, prepared by C. O. Riddle, R.L.S., recorded in the Greenville County R.M.C. Office in Plat Book 8-P at Page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of the right-of-way of Babbs Hollow at the joint front corner of Lots 83 and 84 and running thence along the joint line of said lots N. 63-31 E. 373.21 feet to a point in the line of property now or formerly of Jack E. Collins; thence running S. 47-19 E. 23.46 feet to a point at the joint rear corner of Lots 84 and 87; thence running S. 38-07 W. 166.43 feet to a point; thence running S. 35-07 W. 140.19 feet to a point; thence running S. 63-31 W. 107.9 feet to a point on the Eastern side of the right-of-way of Babbs Hollow at the joint corner of Lots 84 and 85; thence running along said right-of-way N. 26-29 W. 160 feet to a point at the joint front corner of Lots 83 and 84, the point and place of beginning.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

THIS being the same property conveyed to the Mortgagors herein by deed of W. N. Leslie, Inc., dated June 20, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1190 at Page 803 on June 21, 1983.



which has the address of Lot 84, Babbs Hollow, Collins Creek Greenville (Street) (City)
South Carolina 29601 (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 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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