

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED
GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

JUN 27 3 10 PM '83
DONNIE J. RAY

BOOK 1613 PAGE 223

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Lawrence M. Lentz and Dan S. Davis

Easley, 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 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 Fifty-two Thousand Nine Hundred and no/100 ----- Dollars (\$ 52,900.00),

with interest from date at the rate of Twelve per centum (12.0 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P. O. Box 2259 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Forty-four and 34/100 ----- Dollars (\$ 544.34), commencing on the first day of August, 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 July, 2013.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 25 on Plat of Newman's, recorded in Plat Book C, at Page 199 in the RMC Office for Greenville County, S. C. and being more particularly described according to plat prepared by Jones Engineering Service dated June 21, 1983 and recorded in Plat Book 94, at Page 22 in the RMC office for Greenville County, S. C. and according to said plat being more particularly described as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the northeasterly side of Ellendale Avenue, the common front corner of the herein described lot and Lot No. 26; thence running along the common line of said lots North 4-20 West 129.8 feet to a point; thence running North 85-40 East 75.0 feet to a point; thence running along the common line of the herein described lot and Lots 22, 23, and 24 South 4-20 East 181.5 feet to a point on the northeast side of Ellendale Avenue; thence running along the northeast side of Ellendale Avenue North 59-45 West 90.5 feet to the point of BEGINNING.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any and all easements, restrictions, covenants or zoning ordinances of the City and County of Greenville affecting such property which appear of record.

The above described property is the same conveyed to the Mortgagors herein by deed of Craig G. Hurst recorded in Deed Book 1191, at Page 22 in the office for the RMC for Greenville County, S.C.

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 Mortgagor 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.

RECORDED

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