

BOOK 1014 PAGE 266

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: William Carlton Dunn of Greenville, S.C.

of
, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
, hereinafter
organized and existing under the laws of the State of Florida
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 Thirty-six thousand, seven hundred fifty and 00/100-----
----- Dollars (\$ 36,750.00),

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
in Jacksonville, Florida
or at such other place as the holder of the note may designate in writing, in monthly installments of Three hundred
seventy-eight and 16/100-----Dollars (\$ 378.16),
commencing on the first day of August, 19 83, 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 located in the County of Greenville, State of South Carolina, and lying and being at the intersection of Alder Drive and Agewood Drive and being known and designated as Lot No. 412 of Westwood Subdivision Section 5 according to a plat recorded in the RMC office of Greenville County in Plat Book 4X at Page 62 and having, according to a more recent plat entitled property of William Carlton Dunn by Clarkson Surveying Company dated April 22, 1983, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Agewood Drive at the joint front corner of lots 413 and 412 and running thence with Agewood Drive S88-53E 20.3 feet to an iron pin; thence N73-11E 37.9 feet to an iron pin; thence with the intersection of Agewood Drive and Alder Drive S70-59E 40.5 feet to an iron pin; thence with Alder Drive S35-10E 121.3 feet more or less, to an iron pin at the center line of a creek; thence with the center line of the creek as the property line, the traverse of which is S41-50W 142.4 feet to an iron pin in the joint rear corner of lots 413 and 412; thence with the line of 413 N17-20W 430.16 feet more or less, to an iron pin on the ~~west~~ southern side of Agewood Drive the point of BEGINNING.

Being the same property conveyed to the mortgagor herein by Deed of Artistic Builders, Inc. said Deed being dated February 9, 1983, and recorded in the RMC office of Greenville County in Deed Book 1182 at Page 392.

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.

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