

MORTGAGE

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, Edward T. Burns and Ellen L. Burns (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259, Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven Thousand Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 July 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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 25-A of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the RMC Office for Greenville County, South Carolina on September 15, 1980 in Deed Book 1133, at Page 365 through 436, inclusive and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7X, at page 40 as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981 and recorded in the RMC Office for Greenville County on February 26, 1981, in Deed Book 1143, at Pages 305 through 319 inclusive, as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated August 27, 1981, and recorded in the RMC Office for Greenville County on August 28, 1981, in Deed Book 1154 at Pages 210 through 219, inclusive, as amended by Third Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the RMC Office for Greenville County on May 28, 1982, in Deed Book 1167, at Pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the RMC Office for Greenville County on June 11, 1982, in Deed Book 1168, at Pages 451 and 452, and as amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the RMC Office for Greenville County on May 6, 1983, in Deed Book 1187, at Pages 780 through 792, inclusive.

This being the same conveyed to the Mortgagors by deed of Cothran & Darby Builders, Inc. dated July 5, 1983 and recorded in the RMC Office for Greenville County, South Carolina on July 8, 1983 in Deed Book 1191 at Page 966.

which has the address of 25A Blue Bird Lane, Sugar Creek Condos, Greer, SC, (Street) (City)
29651 (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 seized 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.

