

AUG 1 2 06 PM '83

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this ^{R.M.C.} 29th day of July 1983, between the Mortgagor, Dennis A. Hardesty and Susan N. Hardesty, Mortgage Company, (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the State 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 Forty-nine Thousand Three Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Clark Avenue and the eastern side of Wood Drive in Greenville County, South Carolina being known and designated as all of lot 61 and the adjoining one-half of lot 60 as shown on a plat entitled BROOKHAVEN made by H. S. Brockman dated September 13, 1957, recorded in Plat Book MM at Page 85 and having according to a more recent survey thereof entitled SURVEY FOR DENNIS A. AND SUSAN N. HARDESTY made by Wolfe & Huskey, Inc. dated July 15, 1983 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-Y at Page 12, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern corner of the intersection of Wood Drive and Clark Avenue and running thence along the southeastern side of Wood Drive, N. 42-20 E. 199.5 feet to an iron pin; thence S. 79-21 E. 138.44 feet to an iron pin; thence S. 10-55 W. 169.37 feet to an iron pin on the northern side of Clark Avenue; thence along the northern side of Clark Avenue, N. 79-27 W. 242.41 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Gary J. Greer and Joan P. Greer to be recorded herewith.

RECORDED
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AUG 1 1983

which has the address of 101 Clark Avenue Greer
[Street] [City]
S. C. 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.

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