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GREENVILLE
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MORTGAGE

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THIS MORTGAGE is made this 29th day of July 1983 between the Mortgagor, Susan R. Pence 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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Five Hundred and No/100 (\$40,500.00) 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 situate, lying and being in the State of South Carolina, County of Greenville, and being on the eastern side of Rising Sun Court, near the City of Greenville, being known and designated as Lot No. 27, Section 2 of a subdivision known as The Meadows, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book SP, Page 75 and having, according to a more recent survey entitled "Property of Susan R. Pence" prepared by Freeland and Associates, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the eastern side of Rising Sun Court at the joint corner of Lots 26 and 27 and running thence along the common line of said lots S. 79-51 E., 146.2 feet to an iron pin; thence running along the rear of Lot 27 S. 6-21 W., 100 feet to an iron pin; thence running along the common line of Lots 27 and 28 N. 74-28 W., 160.6 feet to an iron pin on the eastern side of Rising Sun Court; thence along the eastern side of Rising Sun Court N. 14-58 E., 85.0 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Harold L. Waters, Jr. and Patricia A. Waters recorded simultaneously herewith.

which has the address of 10 Rising Sun Court Taylors South Carolina (herein "Property Address");

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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