Mortgage of Realty
Address:
P. O. Box [illegible], Jacksonville
Florida [illegible]

MORTGAGE

GREENVILLE

Aug 2' 11 [illegible]

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William F. Finnell and Grace C. Finnell, of Greenville County, S. C., 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 State 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 Thirty Three Thousand, Four Hundred and No/100---------- Dollars ($ 33,400.00), with interest from date at the rate of Twelve and one-half per centum (12 1/2 %) 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 Fifty Six and 71/100---------- Dollars ($ 356.71), beginning on the first day of October, 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 September, 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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 3 of Rainbow Villas Horizontal Property Regime as is more fully described in Master Deed dated June 4, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1171 at Pages 894 through 976, inclusive, and survey and plat plan recorded in the RMC Office for Greenville County in Plat Book 9-A at Pages 44 through 46.

This being the same property conveyed to Grace C. Finnell by deed of William F. Finnell conveying one-half interest to her and this being a portion of the same property conveyed to William F. Finnell by two deeds, one being from Alfred Vaughn recorded on December 4, 1979 in Deed Book 1114 at Page 792 and the other being from Bobby J. Carr and Sarah B. Carr recorded on July 28, 1978 in the RMC Office for Greenville County in Deed Book 1064 at Page 242.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in anywise 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 and interest of the said note and any other sums and charges payable to the Mortgagee under the mortgage debt. Monthly payments of principal and interest shall be applied by the Mortgagee first to interest and then to principal. Monthly payments of taxes, insurance premiums, assessments, and other charges, if any, shall be paid by the Mortgagor to the Mortgagee in advance on the first day of each month in such sums as the Mortgagee may estimate from time to time in its sole discretion to be sufficient to enable the Mortgagee to pay such taxes, insurance premiums, assessments, and other charges when due. The Mortgagor agrees that the Mortgagee may at its option collect a late charge not to exceed four cents (4¢) for each dollar (1) [illegible]

[illegible]

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