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GREENVILLE

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# MORTGAGE

THIS MORTGAGE is made this 14th day of September 1983, between the Mortgagor, Cecil Burt Duren and Donna L. Duren (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2139, Jacksonville, Florida (herein "Lender").

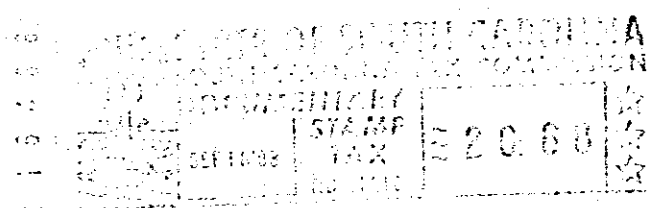
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Six Thousand Six Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land, situate, lying and being in Greenville County, South Carolina together with all improvements thereon, being shown and designated as Lot No. 13 of a Subdivision known as Canebrake, I, as shown on a plat thereof prepared by Enright and Associates dated August 18, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D, pages 95 and 96, and having according said plat the following metes and bounds to wit:

Beginning at an iron pin on the northwestern side of Canebrake Drive, joint front corner of Lots 12 and 13, and running thence with the joint line of said lots, N. 28-50 W. 144.78 feet to an iron pin in the line of lot No. 14; thence with the line of Lot No. 14, N. 61-08 E. 34 feet to an iron pin in the cul-de-sac of Germantown Court; thence with the cul-de-sac, following the curvature thereof the chord of which is S. 81-25 E. 74.12 feet to an iron pin; thence continuing with Germantown Court, S. 39-15 E. 96 Feet to an iron pin; thence continuing with Germantown Court as it intersects with Canebrake Drive S. 22-05 W. 31.42 feet to an iron pin on the northwestern side of Canebrake Drive; thence with Canebrake Drive S. 70-45 W. 86.99 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Robert Y. Willis and Phoebe L. Willis by deed to be recorded simultaneously herewith.



which has the address of 125 Canebrake Drive, Greer, South Carolina 29651 (City), (State and Zip Code) (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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