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 MORTGAGE
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 BOOK 1626 PAGE 691

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, Allan B. Sebotnick and Laura T. Sebotnick (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 2309, Jacksonville, Florida 32232 (herein "Lender").

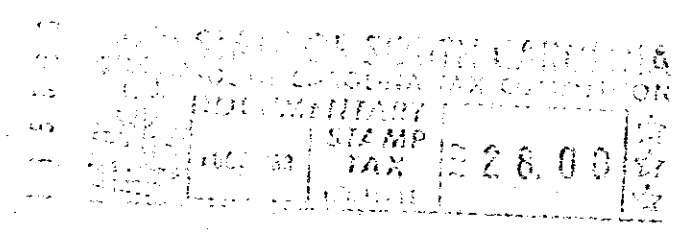
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and no/100--- (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 385, Devenger Place, Section 15, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8P, Page 26, reference to which is made for a more complete description by metes and bounds.

Being the same conveyed to the Mortgagor by deed of Bob Maxwell Builders, Inc., dated August 31, 1983, to be recorded herewith.

SEP 21 93 1415



which has the address of 16 Terrence Court, Greer, South Carolina 29651 (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 seised 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.

SOUTH CAROLINA--1 to 4 Family--6/75--FNMA/FHLMC UNIFORM INSTRUMENT
 Allan B. Sebotnick
 Laura T. Sebotnick

1626 691

