

to be recorded charge number # 3/31/51 1627-151

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MORTGAGE ED
GREENVILLE
-393A-1622-456

THIS MORTGAGE is made this 20th day of August 1983, between the Mortgagor, Ralph B. McRae and Freida B. McRae (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Three Hundred and No/100 (\$70,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Devonshire Lane and being known and designated as Lot No. 18 as shown on plat entitled "Property of Ralph B. McRae and Freida B. McRae" as recorded in Plat Book 9-2 at Page 8, in the RMC Office for Greenville County, S.C.. Reference to said plat is hereby craved for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Louis E. Phillips and Mary D. Philips as recorded in Deed Book 1194 at Page 936, in the RMC Office for Greenville County, S.C., on August 22, 1983.

STATE OF SOUTH CAROLINA
COUNTY TAX COMMISSION
DOCUMENTARY
STAMP
TAX
28.12

which has the address of 301 Devonshire Lane Greenville, S.C. 29609 (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.

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