

FILED
GREENVILLE MORTGAGE

30-1627-439

SEP 26 2 41 PM '83

THIS MORTGAGE is made this 26th day of September 1983, between the Mortgagor, Leonard B. Ganz and Linda N. Ganz (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 2139, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand One Hundred and no/100 (\$55,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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:

Handwritten signatures and initials:
Leonard B. Ganz
Linda N. Ganz

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. 388, Del Norte Estates, Section III, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N, Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hibourne Court at the joint front corner of Lots Nos. 388 and 389, and running thence with the joint line of said lots, N. 85-28 E. 171.3 feet to an iron pin in the joint rear corner of said lots; thence with the joint line of Lots Nos. 387 and 388, N. 46-30 W. 209.6 feet to an iron pin in the southeastern side of Ladbroke Road at the joint front corner of said lots; thence with the southeastern side of Ladbroke Road, S. 43-30 W. 74.9 feet to an iron pin at the intersection of Hibourne Court and Ladbroke Road; thence with the eastern side of Hibourne Court, S. 14-13 W. 43.6 feet to an iron pin; thence continuing with the eastern side of Hibourne Court, S. 15-04 E. 40.0 feet to an iron pin; thence continuing with the eastern side of Hibourne Court, the chord of which is S. 55-48 E. 40 feet to the point of beginning.

Being the same conveyed to the Mortgagors by deed of David L. Maxwell and Kathy J. Maxwell, to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
I, _____, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on September 22, 1983.

which has the address of 1 Hibourne Court, Greenville, South Carolina 29615 (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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29328-RV-21