

FILED
GREENVILLE CO. S. C.

BOOK 1632 PAGE 714

MORTGAGE

DONNIE S. WILKERSLEY
R.M.C.

THIS MORTGAGE is made this 27 day of October, 1983, between the Mortgagor, James R. Glover & Kitzi G. Glover (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 November 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, including all buildings and improvements thereon, situate, lying and being on the eastern side of Dickens Lane near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 12 on a plat of the property of Lee E. Thomason dated December, 1963, prepared by C.O. Riddle, recorded in Plat Book GGG at Page 58 in the RMC Office for Greenville County; being further shown on a plat entitled "Property of James R. Glover & Kitzi G. Glover," prepared by Freeland & Associates, RLS, dated October 26, 1983 and recorded in Plat Book 10-D at Page 41 in the RMC Office for Greenville County, reference to which plat is hereby craved for a metes and bounds description of said property.

This is the same property conveyed to the Borrower herein by deed of Graham E. Kiker and Doris H. Kiker, recorded October 27, 1983 in the RMC Office for Greenville County, S.C. in Deed Book 1199 at Page 327.

which has the address of 4 Dickens Lane, Taylors, South Carolina 29687 (herein "Property Address");
(Street) (City) (State and Zip Code)

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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