

FILED
GREENVILLE CO. S. C.

OCT 21 4 23 PM '83

DORRIS S. COOPER BUILDERS
R.M.C.

BOOK 1533 PAGE 34

MORTGAGE

THIS MORTGAGE is made this 26th day of October 1983, between the Mortgagor, PHILIP J. RIDDLE and KATHRYN G. RIDDLE (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of State of Florida, whose address is P. O. Box 4130, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand Seven Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 5 on plat of OLD MILL ESTATES (SEC. 3), recorded in the RMC Office for Greenville County in Plat Book 8P, Page 3 and also as shown on a more recent survey prepared by Freeland & Associates, dated October 24, 1983, entitled "Property of Philip J. Riddle and Kathryn G. Riddle", recorded in the RMC Office for Greenville County in Plat Book 10-D, Page 57, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of East Mill Court, joint front corner of Lots 4 and 5 and running thence along the southern side of East Mill Court S 77-59-24 E 7.0 feet to an iron pin; thence continuing along said East Mill Court, S 87-49-18 E 73.0 feet to an iron pin; thence turning and running along the common line of Lots 5 and 6, S 4-00 W 219.22 feet to an iron pin; thence turning and running S 86-09-08 W 121.37 feet to an iron pin; thence turning and running along the common line of Lots 4 and 5, N 13-43-42 E 237.7 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Furman Cooper Builders, Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
PROPERTY AND TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 28.82

which has the address of 6 East Mill Court, Taylors, South Carolina 29687 (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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