

Mortgagee's Mailing Address: P. O. Box 4130, Jacksonville, Fla. 32231

FILED  
GREENVILLE CO S. C.

**MORTGAGE**

JUL 15 10 45 AM '83

FILED  
OFFICE  
JUL 16 1983  
BOOK 1633 PAGE 216  
R.H.C. KRSLEY

THIS MORTGAGE was made this 12th day of July 1983 between the Mortgagor, Charles V. Mullen and Julia K. Mullen (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the State of Florida, whose address is P. O. Box 4130, Jacksonville, Fla. 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Six Thousand and no/100- (\$96,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 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 August 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 No. 53 of a subdivision known as PEBBLE CREEK, PHASE IV, SECTION II, as shown on plat thereof prepared by Loudon C. Hoffman Associates, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, Page 47, and having, according to said plat, such metes and bounds as appear thereon.

This is the same property conveyed to the Mortgagors herein by deed of Sanford R. Kirkus of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
STAMP TAX \$ 30.40  
JUL 15 1983

which has the address of Lot 53, Pebble Creek Way, Taylors, S.C. (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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