

FILED  
GREENVILLE CO. S. C.  
NOV 4 2 47 PM '83  
DUNNIE S. HENSLEY  
R.M.C.

1654 180

# MORTGAGE

THIS MORTGAGE is made this 3rd day of November 19. 83, between the Mortgagor, James L. Pulley, Jr. and Jo Anne T. Pulley (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 2309, Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Four Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 December 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 lot of land situate in the State of South Carolina, County of Greenville, on the western side of Silver Creek Court being shown as Lot No. 273 on a plat of Sugar Creek Subdivision, Section 1, dated December 11, 1973, prepared by C. O. Riddle, recorded in Plat Book 5-D, Page 18 in the R.M.C. Office for Greenville County and having, according to a more recent survey prepared by Freeland and Associates on November 1, 1983, entitled "Property of James L. Pulley, Jr. and Jo Anne T. Pulley, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Silver Creek Court at the joint front corner of Lot No. 272 and Lot 273 and running thence with Lot 272 N. 57-54 W., 158.33 feet to an iron pin at the joint rear corner of Lots 270, 271, 272 and 273; thence with Lots 269 and 270 S. 26-19 W., 128.45 feet to an iron pin at the joint rear corner of Lots 273 and 274 S. 62-48 E., 153.72 feet to an iron pin on Silver Creek Court; thence still with said Court N. 29-38 E., 48.81 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Idali E. Earle recorded in the R.M.C. Office for Greenville County simultaneously herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
NOV 1983  
STAMP  
TAX \$ 20.00  
PAGE 18

10  
2 NO 483 579  
10-0001

which has the address of 102 Silver Creek Court Greer, South Carolina 29651 (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.

0186

4328 W-2