

FILED
GREENVILLE S.C.

1033 71

MORTGAGE

THIS MORTGAGE is made this 30th day of November 1983, between the Mortgagor, George D. Duncan and Joan W. Duncan (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eight Thousand Three Hundred and no/100 (\$108,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 piece, parcel, or lot of land lying and situate in the County of Greenville, State of South Carolina being more particularly described as Lot 98, Pebblecreek, Phase I on a plat entitled "Property of George P. Duncan and Joan W. Duncan," recorded in Plat Book 10 E, Page 55, in the R M C Office for Greenville County, South Carolina and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Terrapin Trail, said pin being 164 feet more or less from the intersection of Terrapin Trail and Sassafras Drive, and running thence with Terrapin Trail S. 53-38 E. 90.70 feet to an iron pin; thence continuing with Terrapin Trail S. 59-21 E. 59.16 feet to an iron pin; thence S. 52-58 W. 232.53 feet to an iron pin; thence N. 14-35 W. 68.48 feet to an iron pin; thence N. 26-35 E. 176.37 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of John L. Black and Genevieve S. Black as recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 1201 at Page 669 on December 1, 1983.

which has the address of 4 Terrapin Trail, Taylors (Street) (City) South Carolina 29687 (State and Zip Code) (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.

0071

2328-11-2