

FILED GREENVILLE CO. S.C. MORTGAGE

THIS MORTGAGE is made this 14 day of December 1983, between the Mortgagor, Sterling F. Watts (herein "Borrower"), and the Mortgage, 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 SEVENTY-FIVE THOUSAND NINE HUNDRED AND No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 January 1, 2014

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 177 of Inglewood Horizontal Property Regime as is more full described in Master Deed dated October 1, 1974, and recorded in the RMC Office of Greenville County in Deed Book 1008 at Page 69, and survey and plat recorded in Plat Book 5-F at Page 79.

This being the same property conveyed to the mortgagor by deed of Joyce C. Snell of even date to be recorded herewith.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP 30.36

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which has the address of 177 Ingleoak Lane, Greenville S.C. 29615 (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 seized 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.