

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS GREENVILLE, S.C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

ss: J. J. ...

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$55,571.45.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Prince Stepbon Brock Mauldin, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company

organized and existing under the laws of Florida called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-One Thousand Two Hundred Eighty-Three and No/100 Dollars (\$ 51,283.00).

with interest from date at the rate of Twelve and three quarters per centum ( 12.75 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO SCHEDULE "A" ATTACHED TO SAID NOTE Dollars (\$ ), commencing on the first day of February 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2014.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of GREENVILLE State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, being shown and designated as Lot 3 on plat of Adams Mill Estate prepared by Dalton & Neves, Engineers, dated July, 1972 and recorded in the RMC Office of the Greenville County Courthouse, in Plat Book 4-R at Page 31 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Whitestone Avenue at the joint front corner of Lots 2 and 3 and running thence along said avenue, N 55-13 W 100 feet to an iron pin at the joint front corner of Lots 3 and 4; thence along the common line of said lots, N 34-47 E 160 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 3, S 55-13 E 100 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence along the common line of said Lots, S 34-47 W 160 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, easements, rights of way and zoning ordinances of record or on the ground affecting said property.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Ronald C. and Sarah F. Gurley dated December 22, 1983 and recorded in the Greenville County RMC Office in Deed Book 1203 at Page 110.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows: 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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