

FILED  
GREENVILLE CO. S. C.

MORTGAGE

THIS MORTGAGE is made this 27th day of December 1983, between the Mortgagor, James D. Hayes and Harriett M. Hayes (herein "Borrower"), and the Mortgagee, 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").

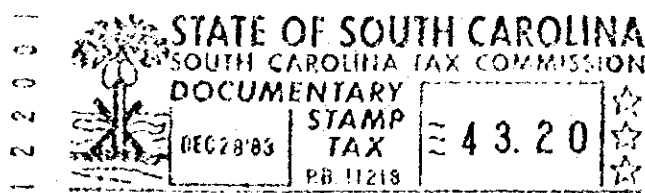
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eight Thousand and No/100 (\$108,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 lot of land with the buildings and improvements thereon, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 576 on plat entitled "Property of James D. Hayes and Harriett M. Hayes" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 106 at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ladyslipper Lane 404.6 feet, more or less, from the intersection of Ladyslipper Lane and Hunting Hill Circle, and running thence N. 80-01-57 E. 141.64 feet to an iron pin; thence S. 10-13-21 E. 98.69 feet to an iron pin; thence S. 89-12-45 W. to an iron pin on Ladyslipper Lane; thence with Ladyslipper Lane N. 5-22-39 W. 75.0 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed on M.G. Proffit, Inc. dated December 27, 1983, and recorded December 27, 1983, in the RMC Office for Greenville County, South Carolina, in Deed Book 1203 at Page 297.



GC10 - 3 DE 28 83

which has the address of 211 Ladyslipper Lane, Greer, SC 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.

0741

74328 W-2