

FILED
GREENVILLE CO. S.C.
JAN 5 4 10 1984
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.M.C. } EASLEY

MORTGAGE

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

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TO ALL WHOM THESE PRESENTS MAY CONCERN: I, David A. Sizemore

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

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

organized and existing under the laws of Florida, a corporation hereinafter 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 Twenty Thousand Five Hundred Fifty-one and no/100 Dollars (\$ 20,551.00),

with interest from date at the rate of Twelve and one-half per centum (12.50 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P. O. Box 2259 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Nineteen and 48/100 Dollars (\$ 219.48), commencing on the first day of March, 1984, 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 February, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 22 of Section I of "F.W. Poe Mfg. Co. Village" as shown on plat by Dalton and Neves recorded in the office of the R.M.C. for Greenville County, S.C. in Plat Book Y, at Pages 26-31, also being known as No. 32 First Avenue in said village, being more particularly described according to plat prepared by Robert R. Spearman, Surveyor, dated January 4, 1984, and recorded in Plat Book 10-G, at Page 52 in the office of the R.M.C. for Greenville County, S.C. as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the Southwest side of First Avenue, the common front corner of the herein described lot and Lot 21; thence running along the common line of the said lots South 49-00 West 99.40 feet to a point; thence running along the common line of the herein described lot and a paved alley North 41-05 West 75.0 feet to a point; thence running along the common line of the herein described lot and Lot 23 North 49-00 East 99.70 feet to a point on the Southwest side of First Avenue; thence running along the Southwest side of First Avenue South 40-50 East 75.0 feet to the point of BEGINNING.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record. The above described property is specifically subject to those certain restrictions recorded in Deed Book 420, at Page 278 in the office of the R.M.C. for Greenville County, S.C. The above described property is further subject to that certain sewer line easement running through such property as shown on the above referred to plat.

The above described property is a portion of the same conveyed to David A. Sizemore by William V. Nix, et al. by deed dated April 22, 1983, and recorded in Deed Book _____, at Page _____ in the office of the R.M.C. for Greenville County, S.C.

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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