

FILED
S. C.
MORTGAGE

THIS MORTGAGE is made this 31st day of January 1984 between the Mortgagor, Derwood Ray Ward, of the County of Greenville, State of South Carolina (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of State of Florida, whose address is P. O. Box 4130, Jacksonville, Florida 32231 (herein "Lender").

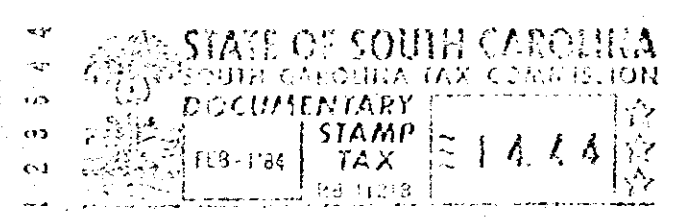
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-six Thousand One Hundred and No/100 (\$36,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Edwards Road and being known and designated as Lot No. 2 of Dogwood Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "UU", at Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road, joint front corner of Lots Nos. 1 and 2 and running thence with the common line of Lot No. 2 S. 83-50 W. 184.8 feet to an iron pin; thence across the rear line of Lot 2 N. 4-21 W. 52.1 feet to an iron pin; thence continuing with the rear line of Lot No. 2 N. 0-51 W. 29 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence with the common line of Lot No. 3 N. 84-06 E. 180.2 feet to an iron pin on the western side of Edwards Road; thence with the western side of said Road S. 6-10 E. 80 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed from Craig Miller Maddox and Helen Jean B. Maddox, dated January 31, 1984, recorded February 1, 1984, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1205, at Page 575.



14.44

which has the address of... #9 Edwards Mill Road, Greenville, South Carolina (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.