

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

A. Gerald Stroud and Lois C. Stroud
Greer, South Carolina

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

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

, a corporation
, hereinafter
organized and existing under the laws of State 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-three Thousand Six Hundred Seventy-one and no/100-----
Dollars (\$ 53,671.00),

with interest from date at the rate of Thirteen per centum (13.0 %)
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company,
PO 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 Five Hundred Ninety-four
and 14/100-----Dollars (\$ 594.14),
commencing on the first day of April, 1984, and on the first day of each month thereafter until the prin-
cipal 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 March, 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, bar-
gained, 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, on the southern side of Governors Court,
being shown and designated as a portion of Lot No. 8 as shown on a plat of GOVERNORS
SQUARE recorded in the RMC Office for Greenville County in Plat Book 5P at Page 8
and also shown on a plat recorded in said RMC Office on March 21, 1979, in Plat
Book 7B at Page 75 and having according to a more recent survey prepared by H. C.
Clarkson, Jr., Surveyor, entitled "Property of A. Gerald Stroud and Lois C. Stroud"
dated January 13, 1984, recorded in said RMC Office in Plat Book 10 H at Page 87
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Governors Court at the joint front
corner of Lots No. 7 and 8, and running thence with the chord of Governors Court,
N. 78-48 E. 50.0 feet to an iron pin; thence running with a new line through Lot No. 8,
S. 15-44 E. 136.35 feet to an iron pin; thence running S. 70-46 W. 125.20 feet to an
iron pin; thence running with a new line through Lot No. 8, N. 43-45 W. 33.20 feet to
an iron pin in the line of Lot No. 7; thence running with the joint line of Lots No.
7 and 8, N. 21-44 E. 149.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors herein by deed of H. J. Martin and
Joe O. Charping dated June 29, 1982, recorded on June 30, 1982, in Deed Book 1169 at
Page 434, LESS, HOWEVER, that certain portion of land conveyed by mortgagors in Deed
Book 1171 at Page 716

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 encum-
brances 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.