

The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider were a part thereof. GREENVILLE CO. S.C. **MORTGAGE**

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THIS MORTGAGE is made this 1st day of March 1984, between the Mortgagor, DONNIE S. TAYLOR, SAMUEL C. MCCOWN AND MARCIA D. MCCOWN (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is PO Box 4130 Jacksonville, FL 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-One Thousand Seven Hundred Fifty & no/100 (\$61,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 April 1, 2014

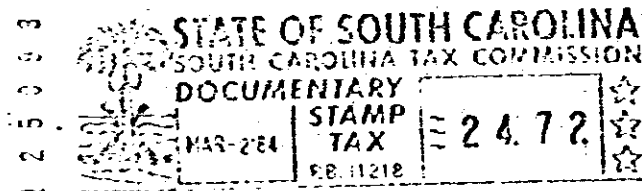
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 176 on a plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Manassas Drive at the joint front corner of Lots 176 and 177 and running thence with the common line of said lots N. 30-57 E. 167.26 feet to a point; thence S. 58-28 E. 55 feet to a point; thence S. 46-50 E. 39.18 feet to a point at the joint rear corner of Lots 175 and 176; thence along the common line of said lots, S. 36-45 W. 163.07 feet to a point on the northwestern side of Manassas Drive; thence along the northwestern side of said Drive N. 56-09 W. 77 feet to the point of beginning.

This conveyance is made subject to all easements, rights of way and restrictions appearing of record or on the premises as may be applicable to the above described property as well as to applicable zoning laws and ordinances, if any.

This property is the same as that conveyed to the mortgagors herein by deed of Leonard H. Barto and Robin N. Barto dated March 1, 1984 to be recorded herewith.



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which has the address of 203 Manassas Drive Simpsonville S.C. 29681 (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.

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