

FILED
GREENVILLE CO. S.C.

MORTGAGE

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THIS MORTGAGE is made this 5 day of March 1984, between DONNIE S. TANKERWILLIAM T. McCuen and Gail R. McCuen (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, Fl. 32231 (herein "Lender").

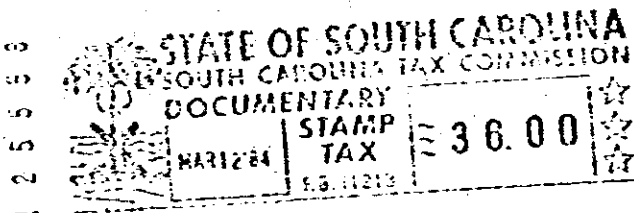
WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY THOUSAND AND NO/100- Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of James Street, shown as Lot No. 5 on a plat of entitled subdivision of Margaret Home Property recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C at Page 210 and being more described as follows:

BEGINNING at an iron pin on the northern side of James Street at the corner of Lot No. 4, which point is 100 feet in a westerly direction from the intersection of James Street and Rutherford Street and running thence along the line of Lot No. 4, N. 0-08 W. 226.1 feet to an iron pin in line of Lot No. 3; thence with the line of Lot No. 3, N. 87-37 W. 90.1 feet to an iron pin at the corner of Lot No. 6; thence along the line of Lot No. 6, S. 00-14 E. 237.8 feet to an iron pin on the northern side of James Street; thence along the northern side of James Street, N. 85-02 E. 90 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Judith A. Plano recorded in the RMC Office for Greenville County, S.C. in Deed Book 1085 at Page 132 on August 11, 1978.



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which has the address of 123 James Street, Greenville, S.C. 29609 (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.

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