

R 83-46 FILED GREENVILLE CO. S.C.

MORTGAGE FILED GREENVILLE CO. S.C.

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THIS MORTGAGE is made this twenty-ninth (29th) day of February, 1984, between the Mortgagee, DONNIE S. TANKERSLEY, H.C. David W. Cole and Ramona W. Cole, (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259, 25 West Forsyth Street, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Eight Hundred and no/100ths (\$31,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 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 March 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 in Greenville County, South Carolina, known and designated as Lot No. 1 as shown on a revised plat of Lots 4, 5 and 6 of Avice-Dale, Property of W. T. Looper, as shown on plat by W. J. Riddle dated July, 1951, copy of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB at page 6, and having, according to a more recent plat of Property of David W. Cole and Ramona W. Cole by Freeland and Associates, dated February 28, 1984 and recorded in Plat Book 10-J at page 25, reference being made to said plat for the metes and bounds thereon.

This is the same as that conveyed to David W. Cole and Ramona W. Cole by deed of Martha M. Chevalier being dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$ 12.72

which has the address of Route 8, Avice-Dale Drive, Greenville, S. C. 29611 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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