

MORTGAGE

JAMES DEAN...
201 E. NORTH...
GREENVILLE, S. C. 29601

RECORDED
AUG 27 11 54 AM '84

BOOK 1628 PAGE 618

THIS MORTGAGE is made this 29th day of September 1983 between the Mortgagor, DUFF B. WAGNER (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of The 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 FIFTY SEVEN THOUSAND, ONE HUNDRED FIFTY & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2013.

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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 25-G of VILLAS ON THE GREEN HORIZONTAL PROPERTY REGIME, State 2, as is more fully described in Master Deed dated July 30, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1130 at Page 166 through Page 235, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-N at Page 43.

This is the same property conveyed to the mortgagor herein by deed of Gatewood Builders, Inc., dated September 29, 1983, and recorded herewith.

The purpose of the rerecording of this Mortgage is to reflect the correct amount of the loan as being Fifty Seven Thousand One Hundred Fifty (\$57,150.00) Dollars.

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STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
FAMILIARITY
STAMP
TAX \$ 02.00

1180
25K30
626
4000
1000

which has the address of 25-G Villas on the Green, Taylors, South Carolina 29687 (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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4328-RV-23