

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 was a part thereof. **MORTGAGE**

ANC 314022

vs. 1638 and 670

THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor, EDWIN T. STANBERRY, JR. and LINDA G. STANBERRY (herein "Borrower") and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a Florida corporation, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FIVE THOUSAND FOUR HUNDRED FIFTY & NO/100 (\$105,450.00) dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 May 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 on the western side of Spring Forest Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 23 on a plat of Spring Forest Estates, Map 1, made by C. O. Riddle, R.L.S., November, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book KK at pages 116 and 117, and also being shown on a plat of the property of Edwin T. Stanberry, Jr. and Linda G. Stanberry dated March 15, 1984, prepared by C. O. Riddle, recorded in Plat Book 10-D at page 37 in the R.M.C. Office for Greenville County, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Spring Forest Drive at the joint front corner of Lot 23 and Lot 24, and running thence with Lot 24, N. 69-01 W. 570.76 feet to an iron pin at the joint rear corner of Lot 23 and Lot 24; thence N. 22-58 E. 240.27 feet to an iron pin at the joint rear corner of Lot 22 and Lot 23; thence with Lot 22, S. 69-01 E. 562.4 feet to an iron pin on Spring Forest Drive; thence with said drive S. 20-59 W. 240 feet to the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Young Joe Harrington, III and Faye G. Harrington dated April 20, 1984, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
APR 23 1984
PR 112-2
42.20

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Edwin T. Stanberry, Jr., et al
542.2-1-43

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which has the address of 334 Spring Forest, Simpsonville, South Carolina 29681 (Street) (City) (State and Zip Code) (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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