

MORTGAGE

Vol 1038 pg 729

THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor, Roger L. Berry and Mary H. Daniel (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, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty One Thousand and 00/100ths (\$51,000.00) 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 in Greenville County, State of South Carolina, situate at the Southeastern corner of the intersection of Linda Lane and New Perry Road, being shown and designated as Lot 47 on a plat of Casaloma Estates, recorded in Plat Book S at page 65 and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the Southern side of New Perry Road, joint front corner of Lots 47 and 48 and running thence along the Southern side of New Perry Road, S. 84-32 W. 60.4 feet to an iron pin; thence continuing along New Perry Road S. 85-41 W. 142.5 feet to an iron pin; thence with the curve of the intersection of Perry Road and Linda Lane, S 40-41 W. 28.3 feet to an iron pin on Linda Lane, thence along the Eastern side of Linda Lane, S. 12-45 E. 91 feet to a pin; thence continuing with the Eastern side of Linda Lane, S. 31 E. 86 feet to a pin at the joint corner of Lots 46 and 47; thence with the line of Lot 46, N. 74-42 E. 199 feet to a pin at rear corner of Lot 48; thence with the line of Lot 48, N. 12-20 W. 150.5 feet to a pin on the Southern side of New Perry Road, the point of beginning. This is the identical property conveyed to the Mortgagors herein by deed from Harold C. Turner and Margaret E. Turner of even date to be recorded herewith in the R.M.C. Office for Greenville County.

Handwritten initials: MND, RLB

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, situate at the Southeastern corner of the intersection of Linda Lane and New Perry Road, being shown and designated as Lot 47 on a plat of Casaloma Estates, recorded in Plat Book S at page 65 and being described on a more recent plat of "Property of Roger L. Berry and Mary H. Daniel", dated April 18, 1984 and recorded in the R.M.C. Office in Plat Book 10-0 page 46, reference to said more recent plat being craved for a metes and bounds description.

This is the identical property conveyed to the Mortgagors herein by deed from Harold C. Turner and Margaret E. Turner of even date to be recorded herewith in the R.M.C. Office for Greenville County.

which has the address of 411 New Perry Road, Greenville, South Carolina 29605 (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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