

GREENVILLE, S.C.

VOL 1645 PAGE 929

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville } ss:

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles D. Ledford  
Greenville, South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company, P.O. Box 2309, Jacksonville, FL 32231

organized and existing under the laws of state of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixty Thousand Six Hundred Fifty-nine and No/100 Dollars (\$ 60,659.00 ),

with interest from date at the rate of thirteen and one-quarter per centum ( 13.25 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments according to the schedule attached to said note commencing on the first day of March, 1984, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 2014.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land, with any improvements thereon, lying, situate and being in the County of Greenville, State of South Carolina and having, according to a plat entitled "Property of Charles D. Ledford" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10H at Page 17, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Blanch Drive 293 feet more or less from the intersection of Blanch Drive and Trammel Road and running thence S. 86-02 E. 200.0 feet to an iron pin, thence S. 3-58 W. 100.0 feet to an iron pin; thence N. 86-02W 200.0 feet to an iron pin on Blanch Drive; thence with Blanch Drive N. 3-58 E. 100.0 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Jimmy G. Manos recorded January 30, 1984, in the RMC Office for Greenville County in Deed Book 1205 at Page 370.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
24.28  
JAN 31 1984  
FF 11213

## DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$66,270.02.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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