

# MORTGAGE

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

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
8 23 AM '84  
S.C.  
SPELLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY N. SPIVEY AND GLENDA SHARON SPIVEY

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

WHEREAS, the Mortgagor is well and truly indebted unto ALLIANCE MORTGAGE COMPANY

, a corporation  
hereinafter  
organized and existing under the laws of the State of Florida  
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 Seventy Five Thousand Two Hundred Forty One and No/100-----  
Dollars (\$ 75,241.00 ).

with interest from date at the rate of thirteen and one-half per centum ( 13.50 %)  
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P.O. Box  
2309 in Jacksonville, Florida 32231  
or at such other place as the holder of the note may designate in writing, in monthly installments of Eight Hundred Sixty Two  
and 26/100----- Dollars (\$ 862.26 ).  
commencing on the first day of June, 1984, and on the first day of each month thereafter until the prin-  
cipal 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 May, 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, bar-  
gained, 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 piece, parcel or lot of land situate, lying and being in the State of South  
Carolina, County of Greenville, being known and designated as Lot No. 67 of a subdivision  
known as River Downs according to a plat thereof dated July 17, 1974, and recorded in the  
R.M.C. Office for Greenville County in Plat Book 4-R, Pages 75 and 76, and having ac-  
cording to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Suffolk Court at the joint front corner of  
lots 66 and 67 and running thence with the joint front corner of said lots S. 76-00 W.,  
205 feet to an iron pin at the joint rear corner of lots 66 and 67 at the rear line of Lot  
69; thence with the rear line of Lot 67 S. 48-02 E., 205.09 feet to an iron pin in the  
line of property of Barbara W. McAbee; thence with the line of said property N. 39-48 E.,  
175 feet to an iron pin on the southwestern side of Suffolk Court; thence with the south-  
western and western side of Suffolk Court, the following curvature thereof, the following  
metes and bounds, to-wit: N. 73-41 W., 30 feet; N. 57-31 W., 30 feet; N. 22-34 W., 30  
feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Southland Properties,  
Inc., recorded in the R.M.C. Office for Greenville on July 13, 1975, in Deed Book 1021,  
Page 480.

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 encum-  
brances 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 and 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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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