

FILED
GREENVILLE CO. S.C.
MAY 2 4 03 PM '84
COURT CLERK'S OFFICE
R.M.C.

MORTGAGE

Vol. 1000 Page 087

THIS MORTGAGE is made this 30th day of April 1984, between the Mortgagor, SIDNEY M. WILSON (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, 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 Sixty-Two Thousand Five Hundred Fifty & No/100 (\$62,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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, together with all improvements thereon, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 152 as shown on plat of Hillsborough, Section III, dated June 14, 1971, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, at Page 42, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Libby Lane, at the joint front corner of Lots Nos. 152 and 153, and running thence with said Lane, S. 19-0 W. 35 feet to a point; thence S. 41-29 W. 80 feet to a point; thence S. 64-50 W. 75 feet to a point; thence leaving said Lane and running N. 32-36 W. 180 feet to a point; thence N. 57-24 E. 90 feet to a point; thence with the common line of Lots Nos. 152 and 153, S. 63-53 E. 170.9 feet to a point on the Western side of Libby Lane, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Wilson Investors, dated April 30, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1211, at Page 769, on May 1, 1984.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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STAMP
TAX
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E.L. 1121

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which has the address of 201 Libby Lane, Mauldin, S. C. 29662 (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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