

FILED
GREENVILLE CO. S. C.
MAY 15 4 10 PM '84
J. J. HARRIS

MORTGAGE

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THIS MORTGAGE is made this 15th day of May 19. 84., between the Mortgagor, Frans Gerber Wester Alliance Mortgage Company, a corporation organized and existing under the laws of the State 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 Ninety-Eight Thousand and no/100 (\$98,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 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 June 1, 2014

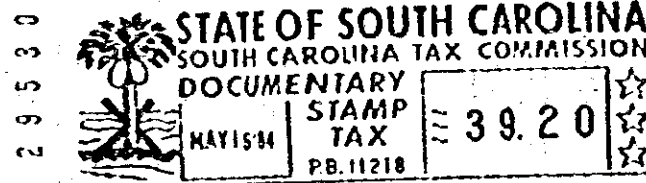
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being on the western side of White Water Court in the County of Greenville, State of South Carolina, being known and designated as Lot No. 171 as shown on plat entitled "Revision Lots Nos. 170 & 171, Map No. 2 Sugar Creek", made by C. O. Riddle, dated December 4, 1979 and recorded in the office of the R.M.C. for Greenville County, S. C. in Plat Book 7-Q, Page 73 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a drill hole on the western side of White Water Court at the joint front corner of Lots Nos. 170 and 171 and running thence with the common line of said Lots, N. 74-55 W. 49.56 feet to an iron pin; thence continuing with the common line, N.66-38-13 W., 123.07 feet to an iron pin; thence S. 53-52 W. 114.88 feet to an iron pin; thence S. 49-07 E. 160.3 feet to an iron pin; thence N. 64-55-22 E. 140 feet to an iron pin on the western side of the cul-de-sac of White Water Court; thence with the western side of the said cul-de-sac, the chord of which is N. 6-15 E. 51.87 feet to the point of beginning.

The above-described property is the same property conveyed to the Mortgagor herein by deed of James W. Stuff and Patricia C. Stuff, to be recorded herewith.

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which has the address of 212 White Water Court, Greer, South Carolina, 29651 (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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