

MORTGAGE

GREENVILLE S.C.
MAY 21 4 44 PM '84

THIS MORTGAGE is made this 15th day of May 1984, between the Mortgagor, GEORGE L. CALDWELL and ANGELA B. CALDWELL (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of the State of Florida, whose address is PO Box 4130, Jacksonville, Florida 32231 (herein "Lender").

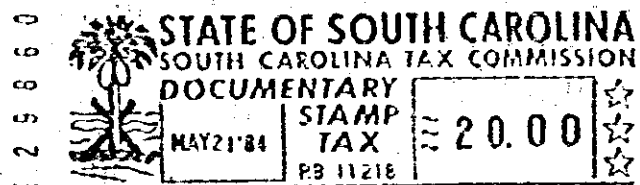
WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 15, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located on the northern side of Libby Lane, being known and designated as Lot 95 on plat of HILLSBOROUGH, SECTION II, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 51 and having, according to a more recent survey entitled "Property of George L. Caldwell and Angela B. Caldwell" prepared by Freeland & Associates, dated May 14, 1984, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Libby Lane at the joint corner of Lot 94 and 95 and running thence along the common line of said lots, N 7-33 E 140 feet to an iron pin; thence along the rear of Lot 95, S 82-27 E 120 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence along the common line of said lots, S 7-33 W 140 feet to an iron pin on the northern side of Libby Lane; thence along the northern side of Libby Lane, N 82-27 W 120 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Robert G. Toatley and Gail Felicia Sapp Toatley (formerly Gail Felicia Sapp), to be recorded of even date herewith.



103 Libby Lane, Mauldin, South Carolina 29662 which has the address of (Street) (City) (herein "Property Address"); (State and Zip Code)

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 seized 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.

REC-20

4328-112