

FILED
GREENVILLE, S.C.

MORTGAGE

VOL 1063 PAGE 863

THIS MORTGAGE is made this 21st day of May 1984, between the Mortgagor, Erwin M. Watson and Lea Truluck Watson (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 4130, Jacksonville, Florida 32231 (herein "Lender").

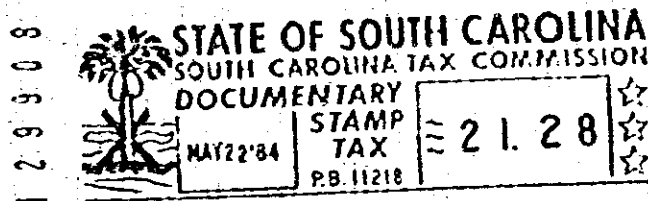
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-three Thousand, Two Hundred and no/100 (\$53,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 located in the County of Greenville, State of South Carolina being known and designated as Lot #79 of Plat #2 Property of James M. Edwards and having according to a more recent plat entitled, "Property of Erwin M. Watson and Lea Truluck Watson" by Freeland & Associates dated May 21, 1984 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Yorkshire Drive at the joint front corner of lot 79 and lot 80 and running thence with the line of lot 80 S. 33-38 W. 200 feet to an iron pin; thence with the line of property known as Wade Hampton Terrace N. 56-22 W. 100 feet to an iron pin in the joint rear corner of lots 79 and 78; thence with the line of 78 N. 33-38 E. 200 feet to an iron pin on the Southern side of Yorkshire Drive; thence with Yorkshire Drive S. 56-22 E. 100 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Ann T. Poole dated May 21, 1984 and recorded herewith in the RMC Office for Greenville County.



which has the address of 406 Yorkshire Drive, Greenville, South Carolina 29615. (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.

2-MAY-22-84 543
7.00 CI 4.00 CI-95