

Vol 1335 #3142

# MORTGAGE

THIS MORTGAGE is made this 29th day of May, 1984, between the Mortgagor, HAROLD H. SAUNDERS AND SHIRLEY A. SAUNDERS (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2139, Jacksonville, Florida 32232 (herein "Lender").

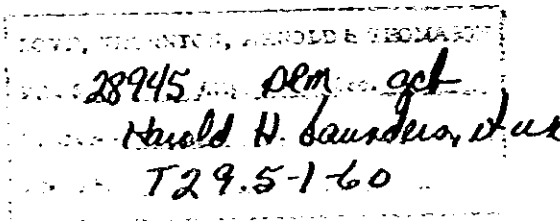
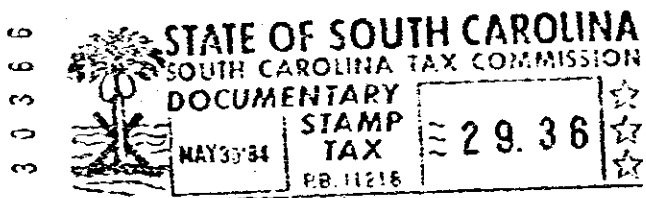
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-THREE THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$73,350.00) dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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, with all buildings and improvements thereon, situate, lying and being on the western corner of the intersection of Holly Road and Rosewood Drive in Greenville County, South Carolina, being known and designated as Lot No. 60 on a plat of EDWARDS FOREST HEIGHTS made by Jones Engineering Service, dated February, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 000 at page 89, and having, according to a more recent plat thereof entitled "PROPERTY OF FRANKLIN D. SMITH AND BARBARA ANN SMITH", made by Dalton & Neves, dated August, 1974, recorded in Plat Book 5-H, page 21, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Holly Road at the joint front corner of Lots Nos. 60 and 61, and running thence with the common line of said lots, S. 38-07 E. 175 feet to an iron pin; thence along the common line of Lots Nos. 60 and 59, N. 71-02 E. 137.2 feet to an iron pin on the western side of Rosewood Drive; thence along the western side of Rosewood Drive N. 16-11 W. 41.1 feet to an iron pin and N. 6-56 W. 58.9 feet to an iron pin; thence with the curve of the intersection of Rosewood Drive and Holly Road, the chord of which is N. 46-29 W. 28.5 feet to an iron pin on the southern side of Holly Road; thence along the southern side of Holly Road, S. 88-31 W. 123 feet to an iron pin; thence along the curve of the southern side of Holly Road, the chord of which is S. 74-16 W. 78.5 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Grace Distribution Services, Inc. dated May 29, 1984, to be recorded herewith.



which has the address of 105 Rosewood Drive, Taylors, South Carolina 29687, (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 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 MY30 94 1233

6.0001

5716

1328