

MORTGAGE

FILED GREENVILLE, S.C.

MAY 5 1 13 PM '84

GREENVILLE, S.C.

THIS MORTGAGE is made this 31st day of May 19. 84., between the Mortgagor, AMAL F. DON AND ELIZABETH A. DON (herein "Borrower"), and the Mortgagee, 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 32232 (herein "Lender").

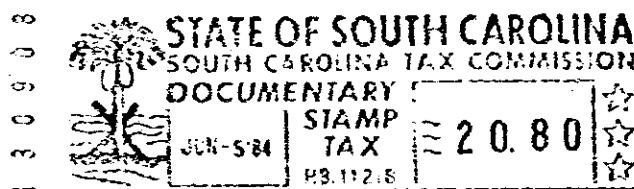
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner 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 lot of land situate on the West side of McSwain Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 39 on plat of McSwain Gardens, made by C. O. Riddle, Surveyor, July 1954, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "GG", page 75, and having, according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the West Side of McSwain Drive at joint front corner of Lots 38 and 39 and running thence along the line of lot 38 S. 64-19 W. 135.8 feet to an iron pin; thence N. 25-41 W. 99.8 feet to an iron pin; thence with the line of Lot 40, N. 64-19 E. 141.7 feet to an iron pin on the West side of McSwain Drive; thence along McSwain Drive, S. 22-23 E. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deeds of Vernon W. Patterson, Vidie Patterson and Blanche W. Adams, all recorded simultaneously herewith.



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which has the address of Lot 39, McSwain 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.