

FILED MORTGAGE

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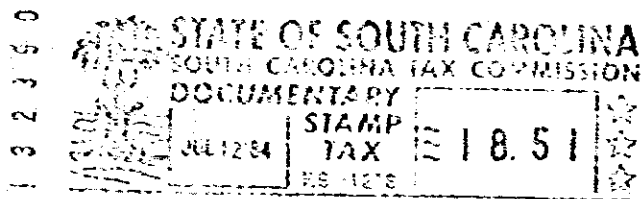
THIS MORTGAGE is made this 12th day of July 1984, between the Mortgagor, J. Henry Garrison, III (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259 Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty One Thousand Seven Hundred and No/100 (\$61,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 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 August 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 unit, situate, lying and being known and designated as Unit 26-D of Sugar Creek Villas Horizontal Property Regime, as is more fully described in Declaration (Master Deed), dated September 15, 1980 and recorded in the RMC Office for Greenville County, S. C. on September 15, 1980 in Deed Book 1133, pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime, dated February 25, 1981, recorded February 26, 1981 in Deed Book 1143, page 305 through 319, inclusive, as amended by Second Amendment to Declaration (Master Deed), dated August 27, 1981, recorded on August 28, 1981 in Deed Book 1154, pages 210 through 219, inclusive, as amended by Third Amendment to Declaration (Master Deed), recorded May 28, 1982 in Deed Book 1167, pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master Deed), recorded June 11, 1982 in Deed Book 1168, pages 451 through 452, and as amended by Fifth Amendment to Declaration (Master Deed), appearing of record, in Deed Book 1187, page 780, and in Sixth Amendment, recorded in Deed Book 1210, page 325.

The above described property is the same conveyed to the Mortgagor by deed of Cothran & Darby Builders, Inc., dated July 12, 1984, to be recorded simultaneously herewith.



which has the address of 26-D Bluebird Lane, Greer, S.C. 29651 (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.

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