

Robert + Robert

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Aug 21 1984 PM 1:51
COUNTY CLERK

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MORTGAGE

August 21

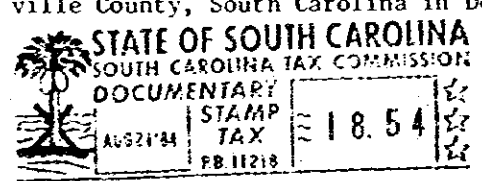
THIS MORTGAGE ("Security Instrument") is given on August 21, 1984. The mortgagor is Thomas M. Bates and Anne R. Bates ("Borrower"). This Security Instrument is given to Alliance Mortgage Company, which is organized and existing under the laws of Florida, and whose address is Post Office Box 2259, Jacksonville, Florida 32232 ("Lender"). Borrower owes Lender the principal sum of Sixty One Thousand Seven Hundred Fifty and no/100 Dollars (U.S. \$61,750.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being at the southerly intersection of Tranquil Avenue and Sharon Drive, being known and designated as Lot No. 53, on plat of Lake Forest Subdivision, Section I, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, at Page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Tranquil Avenue said pin being the joint front corner of Lots 53 and 54, and running thence with the common line of lots S. 26-07 E. 164.3 feet to an iron pin, the joint front corner of Lots 53 and 54; thence N. 67-07 E. 120 feet to an iron pin on the southwesterly side of Shannon Drive; thence with the southwesterly side of Shannon Drive N. 29-31 W. 143 feet to an iron pin; thence on a curve, the chord of which is N. 71-59 W. 36.9 feet to an iron pin on the southerly side of Tranquil Avenue; thence with the southerly side of Tranquil Avenue S. 65-33 W. 85 feet to an iron pin, the point of beginning.

This is the same property acquired by the mortgagors herein by deed of Marianne Scheuer Friedman dated August 21, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 19 at Page 792.

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which has the address of 26 Tranquil Avenue Greenville
[Street] [City]
South Carolina 29615 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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