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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 30 1984. The mortgagor is James E. Speed and Debra J. Speed ("Borrower"). This Security Instrument is given to Alliance Mortgage Company, which is organized and existing under the laws of the State of Florida, and whose address is P. O. Box 2259 Jacksonville, Florida 32232 ("Lender"). Borrower owes Lender the principal sum of FIFTY THOUSAND THREE HUNDRED FIFTY AND NO/100 Dollars (U.S. \$ 50,350.00). 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, with all improvements thereon, situate, lying and being on the Southern side of Golden Grove Circle in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24, on plat of Golden Grove Estates, Section I, recorded in Plat Book 4R at Page 1 and being described more particularly, according to a recent plat of said property entitled "Property of James E. Speed and Debra J. Speed", prepared by Carolina Surveying Co., dated August 21, 1984 and recorded in Plat Book 10-W at Page 83, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots No. 24 and 25, which iron pin is 535 feet, more or less, from the intersection of said Circle and South Carolina Highway No. 20, and running thence along the common line of said lots, S. 9-48 W. 349.4 feet to an iron pin at the joint rear corner of said lots; thence S. 75-37 W., 243 feet to an iron pin at the joint rear corner of Lots 22 and 24; thence N. 17-51 E., 440.9 feet to an iron pin at the joint front corner of Lots 23 and 24 on the southern side of Golden Grove Circle; thence along the southern side of said Circle, S. 77-19 E., 25 feet to an iron pin; thence continuing along the southern side of said Circle, S. 85-57 E., 135.7 feet to an iron pin at the joint front corner of Lots No. 24 and 25, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Maxie C. Cooper and Brenda L. Cooper recorded August 31, 1984 in Deed Book 1300 at Page 79A, R. M. C. Office for Greenville County, S. C.

which has the address of Route 6 Golden Grove Circle Greenville South Carolina 29673 ("Property Address");

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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