

H. Michael Spivey

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES LEARY BUILDERS, INC.

TO

JOHN C. SHEFF AND LYNN C. SHEFF

MORTGAGE OF REAL ESTATE

(Space Above This Line For Recording Data)

MORTGAGE

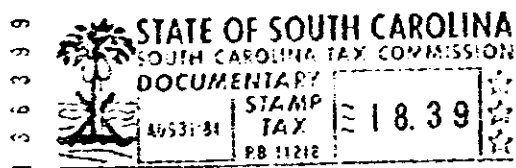
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THIS MORTGAGE ("Security Instrument") is given on AUGUST 30 19 84 . The mortgagor is JOHN R. SHEFF AND LYNN C. SHEFF ("Borrower"). This Security Instrument is given to ALLIANCE MORTGAGE COMPANY, A FLORIDA CORPORATION which is organized and existing 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 TWO HUNDRED FIFTY AND NO/100 Dollars (U.S. \$61,250.00). 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, being known and designated as Lot 34 of HARROGATE HILLS SUBDIVISION recorded in the RMC Office for Greenville County in Plat Book 9W, Page 47 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr. Surveyor, dated August 28, 1984, entitled, "Property of John R. Sheff and Lynn C. Sheff", recorded in the RMC Office for Greenville County in Plat Book 10-W, Page 86, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Harrogate Court and running thence along the common line of Lot 33 and 34 S 50-42 E 130.0 feet to an iron pin; thence turning and running S 39-18 W 100.0 feet to an iron pin; thence turning and running along Bethal School Road N 50-42 E 130.0 feet to an iron pin; thence turning and running N 05-42 W 35.35 feet to an iron pin; thence running along Harrogate Court N 39-18 E 75.0 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagors herein by deed of James Leary Builders, Inc. to be recorded of even date herewith.



which has the address of 100 Harrogate Court Simpsonville South Carolina 29681 ("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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