

Vol 1689 File 298

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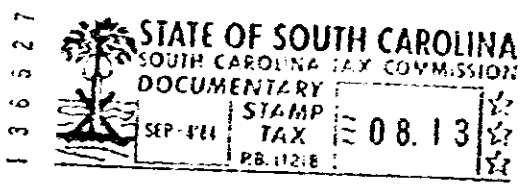
#314711

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31 19.84. The mortgagor is Roy B. Cox and Teresa K. Cox ("Borrower"). This Security Instrument is given to Alliance Mortgage Company, which is organized and existing under the laws of Florida, and whose address is P.O. Box 2139, Jacksonville, Florida 32232 ("Lender"). Borrower owes Lender the principal sum of Twenty Seven Thousand Fifty and no/100 Dollars (U.S. \$27,050.00). 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 of property with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lots 48 and 49 on a plat of Avalon Estates as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5 at Page 89, and according to a later plat entitled "Property of Roy Brockman Cox and Teresa K. Cox" prepared by R.B. Bruce, RLS, dated August 31, 1984 as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10W at Page 67, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Timothy Ray Cox and Tabitha C. Duncan dated and filed concurrently herewith.



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which has the address of 338 Crestview Drive Greenville  
[Street] [City]  
 South Carolina 29609 ("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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