

MORTGAGE

FILED
GREENVILLE CO. S.C.

DEC 5 10 17 AM '84

DONNIE S. TANKERSLEY
R.M.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PATRICK R. SMITH AND DEASALEAN G. SMITH

of
, hereinafter called the Mortgagor, send(s) greetings.

WHEREAS, the Mortgagor is well and truly indebted unto

ALLIANCE MORTGAGE COMPANY

organized and existing under the laws of The State of Florida
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Thirty Three Thousand Three Hundred Fifty and No/100
Dollars (\$ 33,350.00), a corporation
, hereinafter

with interest from date at the rate of Twelve and One-Half per centum (12.50 %)
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company
P.O. Box 4130 in Jacksonville, Florida 32231
or at such other place as the holder of the note may designate in writing, in monthly installments of
Three Hundred Fifty Five and 93/100 Dollars (\$ 355.93),
commencing on the first day of January, 1985, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of December, 2014

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,
the following-described real estate situated in the County of Greenville,
State of South Carolina:

ALL that piece, parcel or lot of land together with all buildings and improve-
ments thereon, situate, lying and being on the southern side of Crofton Drive,
Greenville, South Carolina, being shown and designated as Lot No. 82 on Plat
of Idlewild Subdivision, Sheet # 1, made by Enwright Associates, Surveyors,
dated January 17, 1972, recorded in the R.M.C. Office for Greenville County,
South Carolina in Plat Book 4-N, at Page 54, and as shown on a more recent
plat for Patrick R. Smith and Deasalean Smith, prepared by Catolina Surveying
Company, dated November 27, 1984, and recorded in Plat Book 11-D, at Page
14, and having, according to said plat, the following metes and bounds, to-
wit:

BEGINNING at a point on the edge of Crofton Drive, joint front corner of Lots
82 and 83 and running thence along Crofton Drive S. 82-36 E. 80 feet to a
point, joint front corner of Lots 81 and 82; thence along the common line of
Lots 81 and 82 S. 7-24 W. 125 feet to a point in the rear line of Lot 103;
thence along the common line of Lot 82 with Lots 102 and 103 N. 82-36 W. 80
feet to a point, joint rear corner of Lots 82 and 83; thence along the common
line of Lots 82 and 83, N. 7-24 E. 125 feet to the point of beginning.

BEING the same property conveyed to the mortgagors by deed of Joyce W. Wade,
dated November 30, 1984, and recorded in the R.M.C. Office for Greenville
County in Deed Book 1227, at Page 247.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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