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GREENVILLE CO. S.C.
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DONNIE S. TACKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28, 1984. The mortgagor is Paul G. Donner and Gwen M. Donner ("Borrower"). This Security Instrument is given to Alliance Mortgage Company, A Florida Corporation, which is organized and existing under the laws of United States of America, and whose address is P.O. Box 4130, Jacksonville, FL 32231 ("Lender"). Borrower owes Lender the principal sum of One hundred thirteen thousand, two hundred fifty and no/100 Dollars (U.S. \$113,250.00). 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 January 1, 2015. 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 30, and a portion of Lot 29, of a subdivision known as Altamont Forest, Section One, as shown on plat thereof, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H at pages 42 and 43, and having, according to the said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the northern side of Altamont Forest Drive at the joint corner of Lots Nos. 30 and 31, running thence with the lines of Lots 31 and 32 N 24-31 W 204.28 feet to an iron pin at the corner of Lot 29; running thence with the line of Lot 29 S 79-26 E 18.45 feet to an iron pin; thence continuing S 79-26 E 5 feet, more or less to a point on the western side of the turn a round of Hickory Ridge; running thence with the western side of the turn a round of Hickory Ridge, following the chord of which is S 04-31 W approximately 35 feet to an iron pin, thence continuing with the right-of-way of Hickory Ridge, the chords of which are S 56-14 E 50.75 feet and N 64-01 E 48.86, thence continuing with the southern edge of the right-of-way of Hickory Ridge N 83-51 E 139.62 feet, thence with the curvature of the right-of-way of Hickory Ridge, the chords of which are S 67-48 E 50 feet and S 16-34 E 38.59 feet to an iron pin that the intersection of Hickory Ridge and Altamont Drive, thence with the curvature of Altamont Forest Drive, the chord of which is S 49-57 W 42 feet to an iron pin, thence continuing with the northern side of Altamont Forest Drive S 85-33 W 114.0 feet to an iron pin and S 64-46 W 87.25 feet to the point of beginning. This being the same property conveyed to Harold E. Addis and Eileen K. Addis by deed of Joe W. Hiller recorded August 28, 1978 in Volume 1086, page 269, RMC Office for Greenville County. THIS also being the same property conveyed to the mortgagors herein by deed of Harold E. Addis and Eileen K. Addis to be recorded herewith, RMC Office for Greenville County.

which has the address of 5 Altamont Forest Drive, Greenville, SC 29609
[Street] [City]
South Carolina ("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 seised 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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