

GREENVILLE CO. S.C.

JAN 27 4 59 PM '83

JOHN S. JANNERSLEY
R.M.C.

MORTGAGE

FILED
GREENVILLE CO. S.C.

FEB 25 4 42 PM '83
JOHN S. JANNERSLEY
R.M.C.

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THIS MORTGAGE is made this 20th day of January, 1983, between the Mortgagor, Benny F. Cooley & Ruthye C. Cooley, (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$73,600 Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 77 of a subdivision known as Wellington Green, Section 2 as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 117 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Bridgeport Drive at the joint front corner of Lots 77 and 78 and running thence along the line of Lot 78, N. 28-57 E. 170.3 feet; running thence along the line of Lot 87, S. 57-45 E. 24 feet to an iron pin at the joint rear corner of Lots 77, 87, and 88, thence along the line of Lot 88, S. 47-47 E. 130.9 feet to an iron pin on the northwestern side of Kenilworth Drive; thence along Kenilworth Drive, S. 56-15 W. 104 feet to an iron pin thence continuing along Kenilworth Drive and following the curvature thereof S. 33-38 W. 27.7 feet to the intersection of Kenilworth Drive and Bridgeport Drive; thence around the curve of said intersection and following the curvature thereof S. 77-56 W. 39.4 feet to an iron pin on the northeastern side of Bridgeport Drive; thence along Bridgeport Drive, N. 57-45 W. 70 feet to the point of beginning, being the same conveyed to us by Ann A. Knapp, by deed dated January 20, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 1181 at Page 463.

which has the address of 203 Kenilworth Drive, Greenville, South Carolina 29615 (herein "Property Address");
[Street] [City] [State and Zip Code]

To HAVE AND TO HOLD 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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