

GREENVILLE
FILED
MAY 11 1 10 PM '83
DONNIE S. HANLEY
R.M.C.

MORTGAGE

1003-199

THIS MORTGAGE is made this 10th day of May, 1983, between the Mortgagor, SANDRA RUSSELL (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of the state of Florida, whose address is P. O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand Nine Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 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 June 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 certain piece, parcel or lot of land, with all buildings and improvements, situate, lying and being in the Town of Simpsonville, Greenville County, South Carolina, on the southern side of Wemberly Drive, being shown and designated as Lot No. 69 on a plat of WEMBERLY WAY, SECTION II, made by Campbell & Clarkson, Surveyors, Inc., dated June 17, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-C, page 39, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagor by deed of Earl Schroeder and Emma E. Schroeder to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY 11 83
20.75

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which has the address of 107 Wemberly Drive, Simpsonville, (Street) (City)
South Carolina 29681 (herein "Property Address"); (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.