

GREENVILLE FILED
#728061
MAY 13 11 25 AM '83
DONNIE S. RMC

MORTGAGE

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:
WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

TO ALL WHOM THESE PRESENTS MAY CONCERN: TIMOTHY S. BENJAMIN and DOROTHY C. BENJAMIN

Greenville, South Carolina, 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, a corporation hereinafter 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 Fifty-four Thousand Five Hundred Fifty and no/100ths Dollars (\$ 54,550.00).

with interest from date at the rate of eleven and three-fourths per centum (11.75 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P. O. Box 2259 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of \$600.00 ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE commencing on the first day of July, 19 83, and on the first day of each month thereafter until the principal 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 June, 2013. DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$56,992.43.

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 Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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 those pieces, parcels or lots of land, with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Prince Charming Drive with Cinderella Lane, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 28 and the southern one-half of Lot No. 27, on a plat of ENCHANTED FOREST, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, page 123, and being more fully shown on a plat of the PROPERTY OF TIMOTHY S. BENJAMIN AND DOROTHY C. BENJAMIN, made by Freeland & Associates, Engineers, dated May 12, 1983, recorded in the RMC Office for said county and state in Plat Book 95, page 66, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Gerald R. Glur to be recorded simultaneously herewith.

SC 70 3 MY 13 83

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MAY 13 1983
21.84

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 encumbrances 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 an 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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.