

MORTGAGE

GREENVILLE, S.C.
FILED
MAY 16 2 53 PM '83

THIS MORTGAGE is made this 13th day of May, 1983, between the Mortgagor, Earl B. Webb and Marjorie N. Webb (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of State of Florida, whose address is P. O. Box 2259, Jacksonville, Fla. 32232 (herein "Lender").

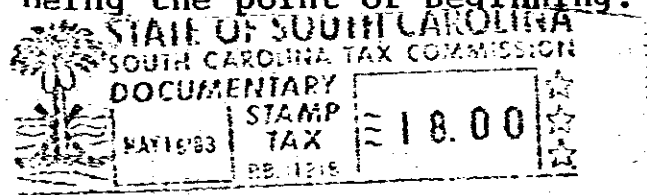
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 situate and lying being in the city of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 12 and a portion of Lot 11 as shown on a plat of Lanneau Drive Highlands, prepared by Dalton and Neeves, Surveyors, dated August 1937, and recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 288 and 289, and having according to a more recent plat, entitled "Property of Earl B. Webb and Marjorie N. Webb", prepared by Carolina Surveying Company, dated May 10, 1983, recorded in the R.M.C. Office for Greenville County in Plat Book 9-5 at Page 76, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Ponce De Leon Drive at the joint front corner with lot 13 and running thence along the westerly side of Ponce De Leon Drive S. 26-13 E. 71.88 feet to an iron pin; thence running S. 63-47 W. 160 feet to an iron pin; thence running N. 26-13 W. 71.88 feet to an iron pin; thence running along the joint line with lot 13 N. 63-47 E. 160 feet to an iron pin on the westerly side of Ponce De Leon Drive, being the point of Beginning.

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This is the same property conveyed to the Mortgagors by deed of Betty J. Davenport and Brenda F. Kellett of even date to be recorded herewith.

which has the address of 18 Ponce De Leon Drive, Greenville, S.C. (Street) (City) (State and Zip Code) (herein "Property Address");

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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