

FILED  
GENERAL OFFICE S.C.

NOV 10 1983

JOHN S. BRADLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 28th day of November  
1983, between the Mortgagor, Dennis C. Thiets and Janet D. Thiets  
(herein "Borrower"), and the Mortgagee, Alliance  
Mortgage Company, a corporation organized and existing  
under the laws of Florida, whose address is P. O. Box 4130  
Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100  
(\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated November 28, 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 December 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 the buildings and  
improvements thereon, lying and being on the southwesterly side of  
Rosebud Court near the City of Greenville, South Carolina  
being known and designated as Lot No. 355 on plat of Devenger Place,  
Section 15, recorded in the RMC Office for Greenville County in  
Plat Book 8P, at Page 26, and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Rosebud Court  
said pin being the joint front corner of Lots 355 and 356 and running  
thence with the common line of said lots S. 81-17 W. 156.31 feet to  
an iron pin the joint rear corner of Lots 355 and 356; thence turning  
and running N. 7-59 W. 153.32 feet to an iron pin on the southwesterly  
side of Rosebud Court; thence with the southwesterly side of Rosebud  
Court S. 84-56 E. 29.75 feet to an iron pin; thence S. 71-11 E. 50.17  
feet to an iron pin; thence S. 56-33 E. 50.80 feet to an iron pin; thence  
S. 41-52 E. 50.18 feet to an iron pin; thence S. 27-11 E. 50.00 feet to  
an iron pin the point of beginning.

This being the identical property conveyed to the mortgagors herein by  
deed of Bob Maxwell Builders, Inc. dated November 23, 1983 and recorded  
in the RMC Office for Greenville County, South Carolina in Deed Book  
1201, at Page 403 on November 29, 1983.

which has the address of 203 Rosebud Court Greer  
(Street) (City)  
S. C. 29651 (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 improve-  
ments 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 seized 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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