

Mortgagee's address: P. O. Box 2309, Jacksonville, Fla., 32232.

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MORTGAGE

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

(WITH DEFERRED INTEREST AND INCREASING MONTHLY PAYMENTS)

GREENVILLE CO S.C.

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STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss: Nov 17 4 43 PM '84
DORRIS W. WATKINS

TO ALL WHOM THESE PRESENTS MAY CONCERN, R.M.C. Paul J. Meloun and Jane W. Meloun

GREENVILLE CO S.C.
NOV 17 3 53 PM '84
DORRIS W. WATKINS

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS the Mortgagor is well and truly indebted unto Alliance Mortgage Company, a corporation organized and existing under the laws of the State of Florida, 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 Thirty-Seven Thousand Nine Hundred Thirty-Eight and 90/100 Dollars (\$ 37,938.90),

with interest from date at the rate of twelve and three-fourths per centum (12.75 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P. O. Box 2309 in Jacksonville, Florida, 32232

or at such other place as the holder of the note may designate in writing, in monthly installments ~~of~~ according to Schedule A attached to said Note commencing on the first day of January, 1984, 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 December, 2013. Deferred interest shall be added to the principal balance monthly and shall increase the principal balance to not more than \$41,244.63 *J.W.M.*

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 Mortgagee 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 that piece, parcel or lot of land, situate, lying and being on the northern side of Poor House Road, also known as Viewmont Drive, in Greenville County, South Carolina, being shown on plat entitled "Property of James Larry Smith" made by Dalton & Neves, dated December, 1961, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book ZZ, at Page 105 and having, according to a more recent survey entitled "Survey for Paul J. Meloun and Jane W. Meloun" made by Freeland & Associates, dated November 14, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Poor House Road, also known as Viewmont Drive, at the intersection of said Road and a Private Road, said pin being approximately 200 feet, more or less, northwest from North Parker Road and running thence with the northern side of Poor House Road, also known as Viewmont Drive, N. 66-03 W. 249.05 feet to an iron pin; thence N. 23-59 E. 250.57 feet with the line of property now or formerly belonging to W. T. Bridges, to an iron pin; thence S. 65-47 E. 140.65 feet to an iron pin on the western side of a Private Road; thence along the western side of said Private Road, S. 13-10 W. 123.04 feet and S. 9-29 E. 154.69 feet to an iron pin, the point of beginning.

The above-described property is the same property conveyed to the Mortgagors herein by deed of Joyce R. Smith, to be recorded herewith.

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

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