

**MORTGAGE
FILED
GREENVILLE CO S.C.**

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:

APR 14 2 24 PM '83

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David A. Sizemore of
Easley, 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 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 Twenty-one Thousand Four Hundred Fifty and no/100 ----- Dollars (\$ 21,450.00),

with interest from date at the rate of Twelve per centum (12.0 %) 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 Two Hundred Thirty-one and 01/100 ----- Dollars (\$ 231.01), commencing on the first day of June, 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 May, 2013.

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 certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 13, Section 8, as shown on a plat of "Subdivision for Woodside Mills, Greenville, S.C." made by Pickell and Pickell, Engineers, dated January 14, 1950 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book W, at Pages 111-117, inclusive, and being more particularly described according to a plat prepared by Robert R. Spearman, Surveyor, dated March 31, 1983 and recorded in Plat Book Q-P, at Page 53, in the R.M.C. Office for Greenville County, S.C. as having the following measurements and boundaries, to-wit:

BEGINNING at a point on East South Sixth Street, the common corner of the herein described lot and Lot 12; thence running along the common line of said lots South 15-42 West 118.1 feet to a point on line of a 12' alley; thence running with said 12' alley North 74-34 West 77.7 feet to a point; thence running North 20-19 East 128.3 feet to a point; thence running with East South Sixth Street North 89-38 East 21.6 feet to a point; thence continuing South 56-30 East 49 feet to the point of BEGINNING.

The above described property is subject to any and all easements and rights of way for roads, utilities, drainage, etc., as appear of record and/or on the premises and to any covenants, restrictions or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in Deed Book 854, at Page 466 in the R.M.C. Office for Greenville County, S.C. and to those certain rights of way and/or easements for water lines and sewer lines as shown on the above referred to plat.

This is the same property conveyed to Mortgagor herein by deed from William V. Nix, et al. by deed dated January 15, 1983 and recorded in Deed Book 1180, at Page 956 in the R.M.C. Office for Greenville County, S.C.

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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