

FILED
GREENVILLE CO. S.C.

MAY 3 11 39 AM '83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE

FILED
GREENVILLE CO. S.C.

APR 14 2 24 PM '83

DONNIE S. TANKERSLEY
R.H.C.

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

The purpose of re-recording
this mortgage is to reflect the
correct mortgage amount changed
and initialed by Mortgagor.

BOOK 1605 PAGE 29

David A. Sizemore
Easley, 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 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
Twenty-two Thousand Four Hundred Fifty and no/100 Dollars (\$ 22,450.00),

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 prin-
cipal 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, bar-
gained, 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, situ-
ate, 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 Pic-
kell, Engineers, dated January 14, 1950 and recorded in the R.M.C. Office for Green-
ville County, S.C. in Plat Book W, at Pages 111-117, inclusive, and being more par-
ticularly described according to a plat prepared by Robert R. Spearman, Surveyor,
dated March 31, 1983 and recorded in Plat Book G-P, at Page 53, in the R.M.C.
Office for Greenville County, S.C. as having the following measurements and boundar-
ies, 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 restric-
tions 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 encum-
brances 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.