

FILED  
GREENVILLE  
AUG 3 12 15 PM '83

1018-328

# MORTGAGE

THIS MORTGAGE is made this 2nd day of August 1983, between the Mortgagor, Delbert L. Curtis and Ardith L. Curtis (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the State of Florida whose address is P.O. Box 4130, Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 September 1, 1988

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Bedford Drive, in Greenville County, State of South Carolina, being shown and designated as Lot 33 on a plat of Heathwood Subdivision made by Dalton & Neves, dated July, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 35 and having, according to a more recent survey prepared by Freeland and Associates on July 29, 1983, entitled "Property of Delbert L. Curtis and Ardith L. Curtis" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bedford Drive at the joint corner of Lots 32 and 33 and running along the common line of said lots N. 80-06 W., 200 feet to an iron pin; thence along the rear of lot 33 N. 9-54 E., 100 feet to an iron pin; thence along the common line of lots 33 and 34 S. 80-06 E., 200 feet to an iron pin on the western side of Bedford Drive; thence along the western side of Bedford Drive S. 9-54 W., 100 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Lex L. Bossman and Elizabeth L. Bossman recorded simultaneously herewith.

which has the address of 114 Bedford Drive Taylors South Carolina 29687 (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 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 a schedule of exceptions, liens or restrictions listed in a schedule of exceptions to coverage in any title insurance policy covering the Property.

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