

FILED  
GREENVILLE, S.C.

00-1510-898

AUG 5 4 57 PM '83 MORTGAGE

DONNIE ...

THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, Asa Duncan Shirley, III, Scottie P. Shirley and Faye C. Galloway (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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the western side of West Round Hill Road near the City of Greenville, being known and designated as Lot 117 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at Pages 2 and 3, and by a more recent survey entitled Property of Asa Duncan Shirley, Scottie P. Shirley and Faye C. Galloway, prepared by Carolina Surveying Company on August 4, 1983, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 9Y, Page 35.

This being the same property conveyed to the Mortgagors herein by Deed of Lawrence W. Earls, of even date, to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: P.O. Box 4130, Jacksonville, Florida 32231

which has the address of West Round Hill Road Travelers Rest  
(Street) (City)  
S. C. 29690 (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 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 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.

SOUTH CAROLINA ... UNIFORM INSTRUMENT

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