

COM. REF. 83

MORTGAGE

THIS MORTGAGE is made this 15th day of August 1983, between the Mortgagor, Melvin R. Sahlstrom and Anna M. Sahlstrom (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Box 2102, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-two Thousand, Eight Hundred (\$82,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 those certain pieces, parcels or lots of land, situate, lying and being on South Parker Road, in the County of Greenville, State of South Carolina, being shown and designated as Lots 26 and 27, Block B, on a plat of Hillandale Heights, made by T. M. Welborn, dated October 7, 1950, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, Page 61. Reference to said plat being made herein for a metes and bounds description thereof.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of Steven G. Mulder, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1194, Page 666, on August 19, 1983.

which has the address of Route 9, South Parker Road, Greenville, SC 29609 (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 the exceptions, conditions and covenants listed in a schedule of exceptions to coverage in any title insurance policy issued by Lender on the Property.

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RECORDED