

FILED MORTGAGE

AUG 17 1 23 PM '83

This form is used to record a mortgage in the public records of the State of South Carolina under the National Housing Act.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: George M. Gault a/k/a/ G. Mitchell Gault

Simpsonville, S.C. hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company P.O. Box 2259 Jacksonville, Florida 32232

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 Sixteen Thousand Five Hundred Fifty and No/100 Dollars (\$ 16,550.00 )

with interest from date at the rate of Twelve and One-half per centum ( 12.5 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company in Jacksonville, Florida or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Eighty-eight and 17/100 Dollars (\$ 188.17 ) commencing on the first day of October 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 September, 2093

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 improvements thereon, shown as Lot 117 on a plat of a map on Conestee recorded in Plat Book K at Page 276 and being more recently surveyed by Carolina Surveying Company dated August 15, 1983, which plat is recorded in the RMC Office for Greenville County in Plat Book 94 Page 100 which lot has, according to said plat the following metes and bounds, to-wit:

BEGINNING at in iron pin on the Southeastern side of Fourth Street, joint front corner with Lot 116 and running thence S. 34-49 E., 151.5 feet to an old iron pin; thence turning and running S. 33-04 W., 90 feet to an old iron pin; thence turning and running N. 34-49 W., 150 feet to an old iron pin on the edge of aforementioned street; thence along edge of said street N. 34-07 E., 90 feet to point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Nannie C. Oxner dated February 23, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1183 at Page 105 on February 24, 1983.

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 hereinafove 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

1622 15

1622 15

1622 15