

FILED  
GREENVILLE CO. S. C.

**MORTGAGE**

BOOK 1632 PAGE 815

Oct 27 10 21 A. '83

THIS MORTGAGE is made this 27th day of October 1983, between the Mortgagors, Robert F. Fowler and Rometta B. Fowler (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Alliance Mortgage Company, Jacksonville, Florida (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Six Thousand Five Hundred and No/100 (\$76,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 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 November 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 certain piece, parcel and lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Dawnwood Drive, and being known and designated as Lot No. 97 of a subdivision known as Coach Hills, as shown on a plat thereof prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974, and being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 94, with reference to said plat being hereby craved for the metes and bounds description of said lot.

This is the same property conveyed to the Mortgagors herein by deed from Kit M. Zachary and Oleta H. Zachary, of even date, to be recorded herewith in the R.M.C. Office for Greenville County, S.C.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
ON 10/27/83  
BY CLERK  
FEE \$ 30.60

which has the address of 101 Dawnwood Drive Greenville  
[Street] [City]  
S.C. (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 seised 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.

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