

**MORTGAGE**

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THIS MORTGAGE is made this 30th day of November  
19. 83, between the Mortgagor, Thomas M. Scherz and Jane A. Scherz  
 ..... (herein "Borrower"), and the Mortgagee,  
Alliance Mortgage Company....., a corporation organized and existing  
 under the laws of Florida....., whose address is P.O. Box 2309  
Jacksonville, Florida 32231..... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand Nine  
Hundred Fifty and no/100ths..... Dollars, which indebtedness is evidenced by Borrower's note  
 dated November 30, 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 December 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 or lot of land, located in  
 Greenville County, South Carolina, lying on the northwest side of  
 Mount Vista Avenue, being known and designated as Lot 8 of the  
 property of Carobel Cooley Martin, recorded in Plat Book J at Page  
 73. According to said plat, the property is more fully described  
 as follows, to-wit:

BEGINNING at an iron pin on the northwestern side of Mount Vista  
 Avenue, joint corner of Lots 7 and 8 and running thence with the  
 line of Lot 7, N. 25-40 W. 200 feet to an iron pin in rear line of  
 Lot 5; thence S. 64-20 W. 62 feet to an iron pin; thence with line  
 of Lot 9 S. 25-40 E. 200 feet to iron pin on the northwestern side  
 of Mount Vista Avenue; thence with the northwestern side of Mount  
 Vista Avenue, N. 64-20 E. 62 feet to the beginning corner.

This conveyance is made subject to easements, restrictions, right  
 of way of record and on the premises.

This being the same conveyed to Thomas M. Scherz and Jane A. Scherz  
 by deed of Nelle H. Cowan being dated and recorded concurrently  
 herewith.

which has the address of 31 Mount Vista Avenue, Greenville,  
 ..... (City)  
S.C. 29605..... (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 improve-  
 ments 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.

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