

FILED
GREENVILLE S.C.

MORTGAGE

80-1029 12537

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THIS MORTGAGE is made this 6th day of October 1983, between the Mortgagor, PATRICK E. BROWNING and MARSHA D. BROWNING (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, A Florida Corporation, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of SEVENTY THOUSAND AND NO/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 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 those lots of land together with improvements thereon situate on the southerly side of Sunderland Drive in the County of Greenville, State of South Carolina, being shown as Lot 51 and a portion of Lot 50 on a plat of the property of WESTCLIFFE SUBDIVISION, Section 2, prepared by Piedmont Engineers and Architects, recorded in Plat Book JJJ at pages 74 and 75 in the R.M.C. Office for Greenville County, and also being shown on a plat of the property of Patrick E. Browning and Marsha D. Browning dated October 3, 1983, prepared by Jeffery M. Plumblee, Inc. recorded in Plat Book 10-C at page 8, in the R.M.C. Office for Greenville County, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sunderland Drive at the joint front corner of Lot 51 and Lot 52, and running thence with Lot 52, S. 08-47 E. 179.3 feet to an iron pin in the line of Lot 56; thence with Lot 56, S. 64-42 W. 36.9 feet to an iron pin at the joint rear corner of Lot 56 and Lot 57; thence with Lot 57, S. 74-20 W. 85.5 feet to an iron pin; thence N. 07-44 W. 47.2 feet to an iron pin in the line of Lot 50 and Lot 51; thence with a new line through Lot 50, S. 80-09 W. 70 feet to an iron pin; thence N. 03-45 W. 142.4 feet to an iron pin on Sunderland Drive; thence with said drive the following courses and distances: N. 88-54 E. 5 feet, N. 89-20 E. 55 feet, N. 74-47 E. 60 feet, and N. 67-37 E. 59.6 feet to the point of beginning.

This is the same property conveyed to mortgagors herein by deed of Robert C. Christian and Brenda C. Christian dated October 6, 1983, to be recorded herewith.

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Patrick E Browning
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which has the address of 9 Sunderland Drive, Greenville, South Carolina 29611 (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 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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