

MORTGAGE

THIS MORTGAGE is made this 6th day of January 1984, between the Mortgagor, Bruce B. Aughtry, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

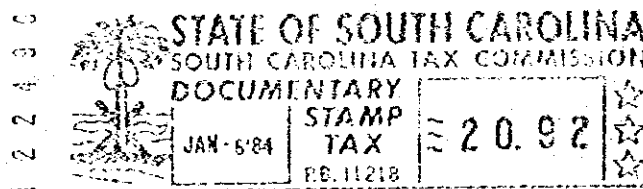
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$52,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

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 lying, situate and being in Greenville Township, Greenville County, S.C., on the northwestern side of Cureton Street and being known and designated as Lot No. 5, Block F, Subdivision known as Kanatenah, as shown on plat of said property recorded in Plat Book F, Pages 131 and 132, and according to a more recent survey entitled, "Property Of Bruce B. Aughtry", dated December 30, 1983, made by Freeland & Associates as recorded in the R.M.C. Office for Greenville County in Plat Book D-4, at Page 55 on January 6, 1984, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Cureton Street, joint corner of Lots Nos. 4 and 5 and running thence with the line of Lot No. 4 N. 25-46 W. 171.46 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence running along the rear line of Lot No. 5, N. 63-21 E. 53.61 feet to an iron pin at the rear corner of Lots Nos. 5 and 6; thence running with the line of Lot No. 6 S. 25-51 E. 164.23 feet to an iron pin at the front corner of Lots Nos. 5 and 6 and thence running along Cureton Street S. 56-29 W. 60.38 feet, the point and place of beginning.

This is the same property conveyed to Jennie C. Futch by deed of S. R. Estes and Jean F. Estes as recorded in the R.M.C. Office for Greenville County in Deed Book 784, at Page 220 on October 18, 1965. Subsequently, Jennie C. Futch died testate, a resident of Greenville County and devised the within property to the grantors, Jean F. Estes, Louise F. Wash and Elizabeth F. Clinkscales, as will appear by reference to the documents recorded in the Greenville County Probate Court in Apt. 1715, File 22.



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which has the address of 109, Cureton Street, Greenville, S.C., 29605 (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 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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