

GREENVILLE
JAN 20 1 45 PM '83
DONOR
MORTGAGE

313243-3

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FILED
GREENVILLE
SEP 23 3 00 PM '83

THIS MORTGAGE is made this 23rd day of September 1983, between the Mortgagor, Lee R. Gommer Mortgage Company (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the state of Florida, whose address is P.O. Box 2139 Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty seven thousand eight hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 October 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 _____, State of South Carolina:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville being known and designated as Lot No. 1 on a plat of St. Charles Place Subdivision recorded in the RMC Office for Greenville County in Plat Book 9W at Page 35 with reference to said plat for metes and bounds.

THIS is the same property conveyed to the mortgagor by deed of J.P. McGuire recorded of even date.

Mortgage rerecorded to show item #3 on payment rider to be \$730.18.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 27.18
RECORDED
SEP 23 1983

REC'D
1 JA2084 1143

which has the address of 1 St. Charles Place Greer South Carolina 29651 (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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