

FILED
GREENVILLE CO. S. C.

MORTGAGE

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NOV 25 11 16 AM '83

MAR 13 3 30 PM '84

THIS MORTGAGE is made this 23rd day of November 1983, between the Mortgagor, LARRY E. REECE and DEBORAH L. REECE (herein "Borrower"), and the Mortgagee, ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of The State of Florida, whose address is Post Office Box 2259, Jacksonville, Florida, 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY FIVE THOUSAND NINE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 13, on a Plat of VERDIN ESTATES, Map 3, recorded in the RMC Office for Greenville County in Plat Book 7X at Page 17, and having, according to a more recent survey prepared by Freeland and Associates, dated November 11, 1983, entitled, "Property of Larry E. Reece and Deborah L. Reece", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 13 and 14 and running thence S. 59-01 E. 204.71 feet to an iron pin; thence turning and running with the line of property now or formerly of Sadie Green, S. 29-18 W. 45.99 feet to an iron pin; thence continuing with said line with property now or formerly of Mirtie Green Jones, S. 29-42 W. 106.50 feet to an iron pin; thence turning and running with the line of property now or formerly of William Norman Baldwin and Lucille V. Baldwin, N. 39-23 W. 234.42 feet to an iron pin; thence turning and running with Sigmon Drive, N. 40-29 E. 74.68 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of The Equitable Life Assurance Society of the United States, a New York Corporation, dated November 14, 1983 and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
DOCUMENT NO. 10258
DATE 11 25 1983
TAX \$ 18.36

which has the address of 121 Sigmon Drive, Mauldin, South Carolina 29662 (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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