

# MORTGAGE

THIS MORTGAGE is made this 26th day of April 1984, between the Mortgagor, Mollie J. Flowers (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Jacksonville, Florida (herein "Lender").

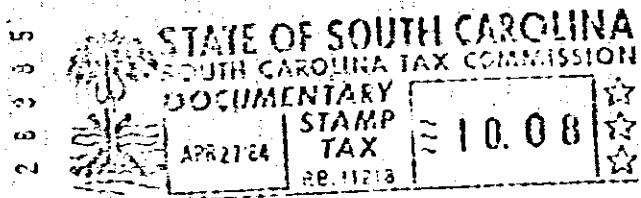
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Two Hundred and No/100 (\$25,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 in the County of Greenville, State of South Carolina, in the City of Greenville, on the North side of Cureton Street, and being known and designated as part of Lot No. 8 on a subdivision known as Kanatenah, plat of which subdivision prepared by J. E. Sirrine & Company, Engineers, dated August 25, 1923, appears of record in Plat Book F at Page 131 in the RMC Office for Greenville County and having metes and bounds as shown on a more recent survey prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County in Plat Book 40-0 at Page 72.

This being the same property acquired by the Mortgagor by deed of John J. Ballenger, Sr., of even date to be recorded herewith,

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which has the address of 117. 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 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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