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MORTGAGE

Vol. 1982 No. 109

MAILED 11 12 24 PM '84
THIS MORTGAGE is made this 12th day of May 1984, between the Mortgagor, Barry Steele and Eva M. Steele (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-Eight Thousand (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 June 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 tract of land, together with improvements thereon, situate, lying and being in the State of South Carolina, Greenville County, near the town of Taylors, located at the northern end of Walker Springs Court, being shown and designated as 3.58 acres on a plat of property of Barry Steele and Eva M. Steele, prepared by Arbor Engineering, Inc., dated May 8, 1984, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-K at Page 66, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an old iron pin at the northwestern corner of Walker Springs Court and the subject property and running thence with the common line of this property and line of Timber Creek Subdivision, S. 63-20 W. 137.53 feet to an old iron pin; thence N.19-19 W. 277.44 feet to a pin at or near an old pine tree; thence N. 1-01 W. 302.21 feet to an old iron pin; thence S. 86-31 E. 449.81 feet (passing an iron pin back on line at 18.03 feet) to an iron pin in or near the center of a creek; thence with the creek as the line, the traverse lines being S. 40-54 W. 77.77 feet to an iron pin, S. 45-37 W. 49.11 feet to an iron pin, and S. 79-27 W. 39.39 feet to an iron pin; thence with the common line of this property and property of Jim Osborn, N. 13-26 W. 27.91 feet to an iron pin, S. 76-34 W. 25 feet to an iron pin, S. 13-26 E. 29.36 feet to an iron pin, S. 68-13 W. 11.84 feet to an iron pin, S. 17-00 E. 11.55 feet to an iron pin, S. 17-00 E. 235.14 feet to an iron pin, S. 63-18 W. 141.59 feet to an iron pin, and S. 8-34 E. 52.70 feet to an iron pin at a point on the line of the subject property and on the northern boundary of Walker Springs Court; thence with the northern side of Walker Springs Court, S. 63-20 W. 25.42 feet to an iron pin, the point of beginning.

(SEE CONTINUATION ON ATTACHED SHEET)

which has the address of Walker Springs Court Taylors
[Street] [City]
South Carolina 29687 (herein "Property Address");
[State and Zip Code]

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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