

FILED
GREENVILLE CO. S.C.

Nov 28 3 44 PM '84

DONNIE S. TAYLORSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 27,
1984. The mortgagor is Edward L. Sanders and Rhea M. Sanders
("Borrower"). This Security Instrument is given to Alliance
Mortgage Company, which is organized and existing
under the laws of Florida, and whose address is P. O. Box 4130
Jacksonville, Florida 32231 ("Lender").
Borrower owes Lender the principal sum of Fifty-three Thousand, Two Hundred
Dollars (U.S. \$ 53,200.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on December 1, 2014. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or lot of land situate, lying and
being in the State of South Carolina, County of Greenville, Town
of Simpsonville, being shown and designated as Lot No 71, Bellingham
Subdivision Section IV as shown on a plat recorded in the RMC Office
for Greenville County in Plat Book 5P at Page 48 and having according
to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Coalmont Court at
the joint front corner of Lots 71 and 72 and running thence along
the common line of said lots N. 7-29 W. 150.05 feet to an iron pin
at the joint rear corner of said lots; thence running along the rear
of Lot 71, S. 83-55 W. 75.6 feet to an iron pin at the joint rear
corner of Lots 70 and 71; thence along the common line of said lots
S. 3-56 E. 151.67 feet to an iron pin on the northern side of Coalmont
Court; thence along Coalmont Court N. 84-30 E. 25 feet to an iron
pin; thence continuing along Coalmont Court N. 82-10 E. 60.0 feet
to an iron pin, being the point of beginning.

This is the same property conveyed to the Grantors herein by the
Deed of David C. Bondurant and Alison B. Bondurant, said Deed being
recorded in the RMC Office for Greenville County in Deed Book 1227
at Page 391, recorded on November 29, 1984.

which has the address of 109 Coalmont Ct. Simpsonville,
[Street] [City]
South Carolina 29681 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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