

FILED
GREENVILLE CO. S.C.

DEC 3 11 36 AM '84

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC-3'84 PB 11219
27.90
TAYLORSLEY
R.M.C.

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 3, 1984. The mortgagor is William C. Lenderman, Jr. and Jean B. Lenderman ("Borrower"). This Security Instrument is given to Alliance Mortgage Company, which is organized and existing under the laws of Florida, and whose address is Post Office Box 2139, Jacksonville, Florida 32232 ("Lender"). Borrower owes Lender the principal sum of Ninety-three Thousand and No/100 Dollars (U.S. \$93,000.00). 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 January 1, 2015. 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 County of Greenville, State of South Carolina, and being known and designated as Lot 83, Northwood Subdivision, Section 3, according to a plat prepared of said subdivision by Piedmont Surveyors, May 26, 1983, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-P, at Page 90, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bendingwood Circle, joint front corner with Lot 84 and running thence with the common line with said Lot, N. 72-00 W. 148 feet to a point in the line with Lot 84 thence running with the common line with said Lot, N. 5-51-30 E. 67.6 feet to a point, joint rear corner with Lot 82; thence running with the common line with said Lot, N. 83-53 E. 155 feet to a point on the edge of Bendingwood Circle; thence running with the common line with said Road, S. 1-00 W. 50 feet to a point on the edge of said Road; thence continuing with the edge of said Road, S. 11-00 W. 50 feet to a point on the edge of said Road; thence continuing with the edge of said Road, S. 18-00 W. 32 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Carolina Builders of S.C., Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

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which has the address of 213 Bendingwood Circle, Taylors, South Carolina 29687 ("Property Address");

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 seised 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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