

FILED  
GREENVILLE CO. S. C.

Vol. 1633 Page 901

Nov 2 3 27 PM '83  
DONNIE S. GERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, Briggs P. Dunn and Ann R. Dunn (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 2309 Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand and no/100's (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 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 those certain parcels or lots of land situate, lying and being in Greenville County, State of South Carolina, Chick Springs Township, on the east side of Pine Street Extension in the City of Greer, being shown and designated as Lots Nos. 2 and 3 on a plat made for J. O. Burnett by H. S. Brockman, Registered Surveyor, dated June 11, 1941, recorded in Plat Book WW, page 280, Greenville County R.M. C. Office, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Pine Street Extension, joint front corner of Lots Nos. 1 and 2, and running thence along the east side of Pine Street Extension S. 2-25 W. 144 feet to iron pin, corner of Lots Nos. 3 and 4; thence with the line of Lots Nos. 4, 6 and 7, N. 80-58 E. 288 feet to iron pin; thence N. 1-15 W. 144.4 feet to iron pin, joint corner of Lots 1 and 2; thence along the common line of Lots, S. 89-58 W. 278.8 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Michael W. Knight and Elsie M. Knight of even date and to be recorded herewith.

600 3  
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RECORDED  
INDEXED  
STAMP  
TAX \$ 20.00

which has the address of 204 Pine Street Extension, Greer, South Carolina 29651 (herein "Property Address");  
[Street] [City] [State and Zip Code]

400 3  
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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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