

FILED
GREENVILLE CO. S. C.

200:1593 PAGE 752

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MORTGAGE

THIS MORTGAGE is made this 1st day of February 1983, between the Mortgagor, JOHNIE S. TANKERSLEY J. G. Johnson (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").

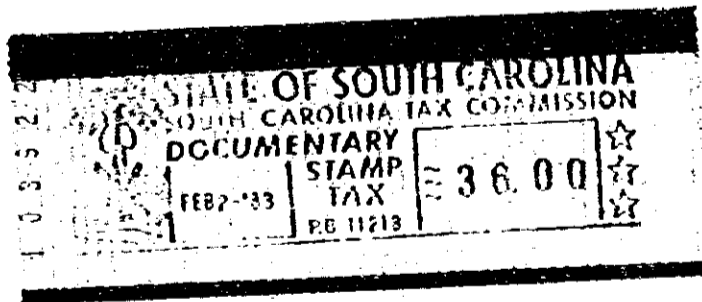
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 that piece, parcel or tract of land, situate, lying and being on the northeastern side of Cunningham Road in Greenville County, South Carolina, containing 6.42 acres as shown on a plat entitled "Survey for J. G. Johnson" made by W. R. Williams, Jr., dated January 27, 1983, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9M at page 4 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in Cunningham Road at the southernmost corner of the within described property and being the joint corner with property now or formerly belonging to Gaines and running thence with Cunningham Road, N. 34-14 W., 260.7 feet to an iron pin; thence N. 59-48 E., 78.1 feet to an iron pin; thence N. 21-59 E., 77.2 feet to an iron pin; thence N. 56-44 E., 712.5 feet to an iron pin and stone; thence S. 41-57 E., 297.0 feet to an iron pin; thence S. 39-42 W., 193.5 feet to an iron pin; thence S. 60-45 W., 711.2 feet to an iron pin in Cunningham Road, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of J & B Investment Company dated February 1, 1983 in Deed Book 1181 at page 850.



which has the address of Route 7, Cunningham Road, Travelers Rest, South Carolina (Street) (City) (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 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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