

FILED
GREENVILLE CO. S.C.

FEB 25 3 29 PM '83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
JAMES H. HERSLEY }
B.A.C. }
S.S.

MORTGAGE

1595 815

This instrument is subject to the provisions of the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Allen S. Woznicki and Nancy A. Smith of
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company, its
successors and assigns

a corporation
organized and existing under the laws of Florida, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Forty Seven Thousand Four Hundred Fifty and no/100
Dollars (\$ 47,450.00-----),

with interest from date at the rate of twelve----- per centum (12 %)
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company
P.O. Box 2139 in Jacksonville, Florida 32232
or at such other place as the holder of the note may designate in writing, in monthly installments of
Four Hundred Eighty Eight and 26/100-----Dollars (\$ 488.26-----),
commencing on the first day of April, 1983, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of March, 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,
the following-described real estate situated in the County of Greenville,
State of South Carolina:

All that certain piece, parcel or lot of land, with the improvements
thereon, being shown and designated as Lot #61 of Westminister Village,
Section I, on a plat entitled "Property of Allen S. Woznicki & Nancy A.
Smith" drawn by Freeland & Associates, Land Surveyors, on December 28,
1982, and recorded in the RMC Office for Greenville County in Plat Book
92, at page 57, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lot #61 and Lot
#62 and running thence S.19-13E., 225.92 feet to an iron pin, said iron
pin being the joint corner of Lot #61, Lot #62, Lot #70 and Lot #71;
thence turning and running with the line of Lot #71, S.32-34W., 65.00
feet to an iron pin; thence turning and running N.38-11W., 200.20 feet
to an iron pin at the joint rear corner of Lot #61 and Lot #60; thence
turning and running with the line of Lot #60, N.38-01E., 105.95 feet
to an iron pin at the joint front corner of Lot #60 and Lot #61; thence
turning and running S.80-38E., 47.96 feet to an iron pin, the point of
beginning.

This is the same property conveyed to the mortgagors herein by deed of
Sandra F. Turner to be recorded herewith.

SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP \$ 0.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on
the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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