

FILED  
GREENVILLE S.C.  
APR 7 11 42 AM '83  
DONNIE S. TAYLOR  
R.M.C.

# MORTGAGE

1983-112

THIS MORTGAGE is made this 5th day of April 1983 between the Mortgagor, Gregory N. and Mary S. Bentzel (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Three Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 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 May 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 certain piece, parcel or lot of land with the buildings and improvements there, situate, lying and being on the southerly side of Queen Ann Road, near the City of Greenville, South Carolina being known and designated as Lot No. 18 and a portion of Lot No. 17 on plat entitled "Final Plat Revised Map #2, Foxcroft Section II, as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4N, Pages 36 and 37 and being more particularly described on plat made by Freeland & Associates dated March 30, 1983 entitled property of Gregory N. Bentzel and Mary S. Bentzel, recorded in Plat Book 9-P at Page 18 reference is hereby made to said plat for a more completed description thereof.

This being the same property conveyed to the mortgagor by deed of Homequity Relocation Management Services, Inc. of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
REGISTERED  
3724

GCTO -----3 AP 7 83 097  
GCTO -----3 AP 7 83 010  
6.0000  
6.0000

which has the address of 107 West Queen Ann Road Greenville (City)  
South Carolina 29607 (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.

510

1983-112