

MORTGAGE

FILED
GREENVILLE S.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss: APR 14 2 27 PM '83
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David A. Sizemore of
Easley, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

, a corporation
, hereinafter
organized and existing under the laws of Florida
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
Twenty-one Thousand Two Hundred Fifty and no/100 ----- Dollars (\$ 21,250.00),

with interest from date at the rate of Twelve per centum (12.0 %)
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company,
P.O. Box 2259 in Jacksonville, Florida 32232
or at such other place as the holder of the note may designate in writing, in monthly installments of
Two Hundred Eighteen and 66/100 ----- Dollars (\$ 218.66),
commencing on the first day of June, 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 May, 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 situate, lying and being in the State
of South Carolina, County of Greenville, located at the intersection of McBeth
Street and Finley Street and being designated as Lot 103 of Section 3 on plat of
Victor-Monaghan Mills, prepared by Pickell and Pickell, Engineers, dated December
20, 1948 and recorded in Plat Book S, at Page 179-181 in the R.M.C. Office for Green-
ville County, S. C., and being more particularly described according to plat pre-
pared by Robert R. Spearman, Surveyor, dated March 31, 1983 and recorded in Plat
Book 9-D at Page 54 in the R.M.C. Office for Greenville County, S.C. as having the
following measurements and boundaries, to-wit:

BEGINNING at a point on the North side of McBeth Street at the joint front corner
of Lots 103 and 104 and running thence with line of Lot 104 North 10-42 East 93.4
feet to a point on line of a 15' alley; thence with line of said alley South 79-11
East 72.0 feet to a point on the Eastern side of Finley Street; thence with line
of said street South 10-42 West 93.50 feet to a point; thence running along the
North side of McBeth Street South 79-25 East 72.00 feet to the point of BEGINNING.

The above described property is subject to any and all easements and rights of way
for roads, utilities, drainage, etc. as may appear of record and/or on the premises
and to any and all covenants, restrictions or zoning ordinances affecting such pro-
perty as appear of record. The above described property is specifically subject to
those certain restrictions recorded in Deed Book 382, at Page 218 in the R.M.C. Of-
fice for Greenville County, S.C. and easements for sewage and water lines as shown
on the above referred to plats.

This property is the same conveyed to the Mortgagor herein by deed from William V.
Nix, et al. dated January 15, 1983 and recorded in Deed Book 1180, at Page 956 in
the office of the R.M.C. for Greenville County, S.C.

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.