

MORTGAGE

FILED
GREENVILLE CO. 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:

JUL 25 1 21 PM '83
DONNIE S. TALLERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

John Douglas and Ida M. Rainey
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company, its Successors and/or assigns, P.O. Box 2139 Jacksonville, Florida 32232, a corporation

organized and existing under the laws of United States, 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 Sixty Thousand Fifty and 00/100 Dollars (\$ 60,050.00),

with interest from date at the rate of Eleven and One Half per centum (11.5 %) 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 Seven Hundred and One and 98/100 Dollars (\$ 701.98), commencing on the first day of September, 19 83, and on the first day of each month thereafter until the principal 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 August, 1998.

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, bargained, 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 State of South Carolina: ALL that piece, parcel or lot of land situate, lying and being on the Southwestern side of Woodgreen Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot No. 28 of a Subdivision known as Meadowood, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 25, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Woodgreen Drive, at the joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said Lots S. 54-43 W. 160 feet to an iron pin; running thence N. 35-14 W. 19.3 feet to an iron pin; running thence N. 35-17 W. 80.7 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; running thence with the joint line of said Lots N. 54-43 E. 160 feet to an iron pin on the Southwestern side of Woodgreen Drive; running thence with the Southwestern side of said Drive S. 35-17 E. 100 feet to an iron pin, point of beginning.

Being the same property conveyed by Preferred Homes, Inc. to John Douglas Rainey and Ida M. Rainey by deed dated July 21, 1983 and recorded in the R.M.C. Office of Greenville County, South Carolina in Deed Book 1192 Page 531.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 24.04

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 encumbrances 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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