

FILED MORTGAGE
GREENVILLE

THIS MORTGAGE is made this 3 day of September 1983, between the Mortgagor, Thomas B. Kesling (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").

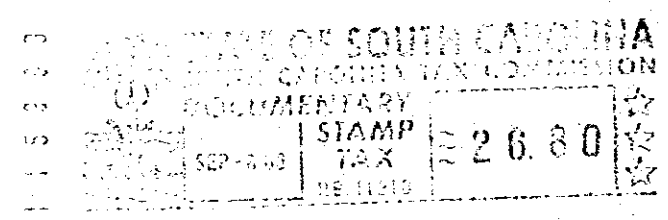
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Seven Thousand and No/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Cannon Circle in Greenville County, South Carolina, being known and designated as Lot No. 163 on a plat entitled PINE BROOK FOREST SUBDIVISION, SECTION I, made by Robert R. Spearman, dated March 15, 1972, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, at page 48; further being shown on a more recent plat entitled "Property of Thomas B. Kesling" prepared by Carolina Surveying Company, dated August 30, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-2 at Page 56 and having according to said more recent plat, the following metes and bounds to-wit:

Beginning at an iron pin on the eastern side of Cannon Circle at the joint front corner of Lots Nos. 162 and 163 and running thence along the common line of said lots, N63-55E 143.0 feet to an iron pin in or near a branch; thence with the branch as the line, the traverse of which is S30-29E 117.75 feet to an iron pin at the joint rear corner of Lot Nos. 163 and 164; thence along the common line of said lots, S64-49W 154.0 feet to an iron pin on the eastern side of Cannon Circle; thence along the eastern side of Cannon Circle, N25-07W 115 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the mortgagor by deed of Merrill Lynch Relocation Management, Inc. executed and recorded of even date herewith.



ATTACHED AND INCORPORATED HEREIN IS BORROWER'S GRADUATED PAYMENT RIDER DATED SEPTEMBER 8, 1983, WHICH IS MADE A PART HEREOF.

which has the address of 300 Cannon Circle, Greenville, SC 29607 (herein "Property Address");
[Street] [City] [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 seised 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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