

FILED
DOUGLAS
R.M.C. WERSLEY

MORTGAGE

THIS MORTGAGE is made this 28 day of October 19. 83, between the Mortgagor, Thomas G. Faircloth and Alice T. Faircloth (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-EIGHT THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 November 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, situate, lying and being on the northwest side of Rockwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 38 on a plat of Rockwood Park, Section "A", made by Pickell & Pickell, Engineers, August 24, 1948, (as revised October 5, 1948), recorded in the RMC Office for Greenville County in Plat Book "S", at Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Rockwood Drive, joint front corner Lots Nos. 38 and 39, which point is 176.3 feet northeast of the intersection of Rockwood Drive with the northeast side of Grey Street, and running thence along the line of Lot No. 39, N. 51-34 W., 175 feet; thence N. 38-26 E. 75 feet to an iron pin; thence along the line of Lot No. 37, S. 51-34 E. 175 feet to an iron pin on the northwest side of Rockwood Drive; thence along said drive S. 38-26 W. 75 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Clyde Pat Riddle and Rebecca S. Riddle of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
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which has the address of 122 Rockwood Drive, Greenville, S.C. (Street) (City) S.C. 29605 (State and Zip Code) (herein "Property Address");

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.

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