

FILED
GREENVILLE CO. MORTGAGE

BOOK 1333 PAGE 401

Oct 31 4 37 PM '83

THIS MORTGAGE is made this 31 day of October, 1983, between the Mortgagor, William J. Blair and Mary F. Blair (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Two Hundred Fifty and No/100 (\$70,250.00) 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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 79 on Plat of Gray Fox Run prepared by C.O. Riddle, RLS, dated November 6, 1975, and recorded in Plat Book 5-P at Page 9 and being revised according to a plat dated March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16, and having according to said revised plat, such metes and bounds as shown thereon.

THIS being the same property conveyed to the mortgagors herein by deed of John S. and Julie P. Whitaker as recorded in Deed Book 1199 at Page 522, in the RMC Office for Greenville County, S.C., on October 31, 1983.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS TAX
DOCUMENT NO. 1199
OCT 31 1983
STAMP TAX \$ 28.12

which has the address of 404 Gray Fox Square, Taylors, S.C. 29687.....
[Street] [City]
..... (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 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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