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NOV 23 1983
R.M.C.
HENSLEY

1636 244

MORTGAGE

THIS MORTGAGE is made this 18th day of November, 1983, between the Mortgagor, Thomas E. Landon and Cheryl N. Landon (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 4130, Jacksonville, Florida 32231 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eighty Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 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 December 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 in Greenville County, state of South Carolina, in the town of Simpsonville, being known as Lot No. 325 on plat of SHEET TWO SECTION FIVE POINSETTIA, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P at page 34, and being shown on plat of Property of Thomas E. Landon and Cheryl N. Landon prepared by R.B. Bruce, R.L.S., dated November 17, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-E at page 17, reference to said plat being hereby craved for a more complete metes and bounds description.

This is the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc. to be recorded herewith.

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which has the address of 817 South Almond Drive, Simpsonville (Street) (City) South Carolina 29681 (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 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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