

FILED  
GREENVILLE RMC MORTGAGE

VOL 1636 PAGE 587

NOV 22 2 49 PM '83

THIS MORTGAGE is made this 22<sup>nd</sup> day of November 1983 between the Mortgagor, Kenneth S. Rice and Mary E. Rice (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Post Office Box 2259, Jacksonville, Fla. 32232 (herein "Lender").

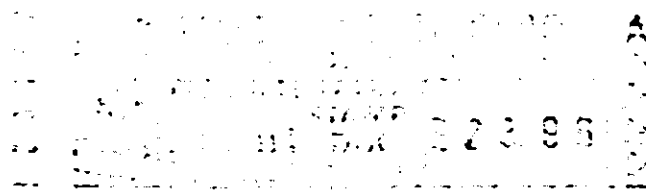
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine thousand eight hundred fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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 situate, lying and being on the southeast corner of Thompson Road and Chaucer Road near the City of Greenville, being shown as Lot 157 on a plat of Section 4 of Northwood Hills, recorded in Plat Book 22 at page 145, and described as follows:

BEGINNING at an iron pin on the southeast corner of Thompson Road and Chaucer Road and running thence with the southern side of Thompson Road S 62-07 E, 80.3 feet to an iron pin at the corner of Lot marked "Sold"; thence with the line of said lot, S 13-09 W, 175 feet to an iron pin in line of Lot 156; thence with the line of said lot, N 63-41 W, 95.2 feet to an iron pin on Chaucer Road; thence with the eastern side of said Road, N 2-50 W, 51.4 feet and N 9-17 E, 95 feet to an iron pin at the corner of Thompson Road; thence with the curve of the intersection, the chord or which is N 63-05 E, 46.6 feet to the beginning corner.

DERIVATION: Deed of W. Fletcher Allen recorded November 22, 1983 in Deed Book \_\_\_\_\_ at page \_\_\_\_\_ in the Greenville County RMC Office.



which has the address of 1 East Chaucer Road, Greenville, SC 29609 (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.

2 NOV 22 1983

152

10 OCT 1

0587

27-1-83