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MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED GREENVILLE

JONAS W. BRISLEY R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Evelyn P. Baker and Harold W. Baker of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company operating under the laws of the State of Florida or Florida National Bank operating under the laws of the United States of America

a corporation organized and existing under the laws of hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of

Twenty-nine Thousand and Nine and no/100ths - - - - - Dollars (\$ 29,009.00).

with interest from date at the rate of twelve and one-half per centum (12.5 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, Post Office Box 2139 in Jacksonville, Florida 32232 or at such other place as the holder of the note may designate in writing, in monthly installments of

Three Hundred Nine and 82/100ths - - - - - Dollars (\$ 309.82),

commencing on the first day of February, 1984, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2014,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with the improvements thereon, situate in the County and State aforesaid, being known and designated as a portion of Lot 4, Block C, of Property of J. Edd Means, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book J, Pages 186 and 187, and being more particularly described according to a plat of survey by Carolina Surveying Co., dated November 30, 1983, as follows:

Beginning at an iron pin on the northern side of Agnes Street at the joint front corner of Lots 4 and 5, Block C, and running thence along the northern side of Agnes Street S. 60-17 W. 75 feet to an iron pin; thence a new line through Lot 4, N. 29-43 W. 185 feet to an iron pin; thence N. 60-17 E. 75 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the joint line of said lots S. 29-43 E. 185 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by Dolores J. Morgan by deed dated December 1, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1201, Page 671.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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