MORTGAGE

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

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FILED GREENVILLE CO. S.C. 3 25 PM '83 DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ANNE W. HORTON and FRANK H. HORTON

of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto ALLIANCE MORTGAGE COMPANY, a corporation organized and existing under the laws of the State of Florida, 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 Thirty Five Thousand Seven Hundred and No/100---------- Dollars ($ 35,700.00), with interest from date at the rate of nine and one-half per centum (9.5 %) per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company, P.O. Box 2309 in Jacksonville, Florida 32231 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Thirty Three and 08/100---------- Dollars ($ 333.08), commencing on the first day of February, 19 84, 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, 2004.

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, City of Greenville State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northerly side of Pimlico Road in the City of Greenville, County of Greenville, S.C. being known and designated as Lot No. 454 on plat entitled "The Final Plat, Section D, Gower Estates" as recorded in the R.M.C. Office for Greenville County in Plat Book RR, Pages 192 and 193 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Pimlico Road, said pin being the joint front corner of Lots 454 and 455 and running thence with the common line of said lots N. 14-40 W., 216.1 feet to an iron pin, the joint rear corner of Lots 454 and 455; thence S. 89-38 W., 74.1 feet to an iron pin, the joint rear corner of Lots 453 and 454; thence with the common line of said lots S. 2-34 W., 215.6 feet to an iron pin on the northerly side of Pimlico Road; thence with the northerly side of Pimlico Road S. 88-16 E., 60 feet to an iron pin; thence continuing with said Road N. 83-33 E., 79.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of J. Michael Jones and Carol S. Jones recorded in the R.M.C. Office for Greenville County on December 30, 1983, in Deed Book 1203, Page 509.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 30 '83 P.B. 11218
14.28

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 and 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.