

MORTGAGE

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THIS MORTGAGE is made this 25th day of May 19 84, between the Mortgagor, Susan V. Johnston (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").

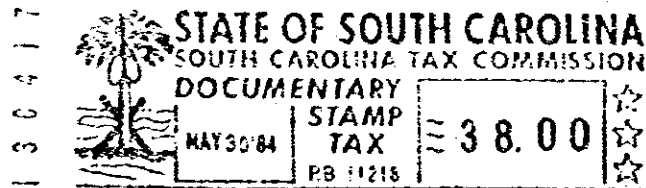
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-five Thousand and No/100 (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

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 with buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on Plat of Crescent Place, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-W at Page 1 and having according to a more recent plat entitled "Crescent Place, Lot 1, Property of Susan V. Johnston" dated May 24, 1984 by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron nail on Jones Avenue at a point which is 302 feet more or less from Crescent Avenue and running thence N. 50-21 E. 37.66 feet to an iron nail; thence N. 83-04 E. 55.0 feet to an old iron pin; thence turning and running S. 51-56 E. 17.0 feet to an old iron pin; thence S. 6-56 E. 38.0 feet to an old iron pin; thence turning and running along the line of Lot 2 N. 83-04 E. 74.81 feet to an old iron pin; thence continuing N. 86-02 E. 20.01 feet to an iron nail; thence turning and running S. 2-18 E. 63.53 feet to an old iron pin; thence turning and running S. 86-02 W. 20.01 feet to an old pock mark in concrete; thence turning and running N. 2-18 W. 53.50 feet to an old iron pin; thence turning and running S. 83-04 W. 177.79 feet to an old iron pin; thence turning and running N. 0-22 E. 40.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of The Beattie Company, Inc. of Greenville dated May 25, 1984 and recorded May 30, 1984 in the RMC Office for Greenville County, South Carolina in Deed Book 1213 at Page 793.



which has the address of One Crescent Place Greenville South Carolina 29605 (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 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.