

MORTGAGE

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THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Charlotte H. Roberts (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of the State of Florida whose address is Post Office Box 2259, Jacksonville, Florida 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 piece, parcel or lot of land situate, lying and being on the North-western side of Rocky Point Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 8 of a Subdivision known as Rocky Creek Acres, Section 1, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 32, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots Nos. 6 and 7 on the Western side of the turnaround of Rocky Point Way, and running thence with the joint line of said Lots N. 63-43 E. 346.2 feet to the center line of Little Rocky Creek, which is the line; running thence along a traverse line the following courses and distances, to-wit: N. 25-57 E. 152 feet, N. 54-34 E. 35.4 feet, N. 5-39 E. 69.7 feet, N. 72-52 E. 31.5 feet, N. 18-14 E. 54.6 feet, N. 41-42 E. 27.0 feet, N. 14-47 E. 120.9 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 10; running thence with the joint line of said Lots S. 72-58 E. 243.9 feet to an iron pin at the joint corner of Lots Nos. 8 and 9; running thence with the joint line of said Lots S. 8-13 W. 484.3 feet to an iron pin on the Northern side of Rocky Point Way; running thence with the curvature of said Road S. 62-15 W. 58.7 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by J. W. Roberts by deed recorded in the R.M.C. Office for Greenville County June 11, 1981, in Deed Book 1149 at Page 758.

which has the address of Route 2 Rocky Point Way Greenville (Street) (City) S. C. 29607 (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 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.

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