

# MORTGAGE

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THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Monte S. Riggins and Cynthia S. Riggins (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 4130, Jacksonville, FL 32231 (herein "Lender").

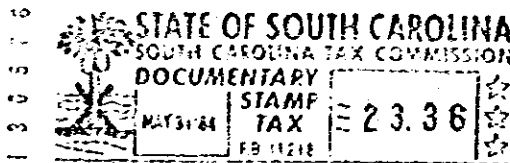
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight thousand four hundred and no/100ths (\$58,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of 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 in Greenville County, South Carolina, known and designated as Lot Number 24 shown on a plat of the subdivision of Oak Forest, Section II, previous plat recorded in the RMC Office for Greenville County in plat book 6-H at page 31, and more recent plat by R.V. Bruce, RLS #1952, dated May 30, 1984 and recorded in the RMC Office for Greenville County of even date with this instrument, and having according to said plat the following metes and bounds:

BEGINNING at an old iron pin on Clearfield Road and running thence N. 87-53 W. 50 feet to an iron pin; running thence N. 68-45 W. 25 feet to an iron pin; running thence N. 29-14 E. 176.1 feet to an old iron pin; running thence S. 26-30 E. 150 feet to an old iron pin; running thence S. 63-30 W. 35.5 feet to an old iron pin; and running thence S. 73-02 W. 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Charles Simms dated May 31, 1984 and recorded in the RMC Office for Greenville County of even date with this instrument.



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which has the address of 118 Clearfield Drive, Greenville, South Carolina 29607  
(Street) (City)  
 (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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