

GREENVILLE S.C.

JUN 10 1983

TOLE

MORTGAGE

1011638 194

THIS MORTGAGE is made this 30th day of November 1983, between the Mortgagor, Charles D. Oxner and Jewel W. Oxner (herein "Borrower"), and the Mortgagee, Alliance Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is Alliance Mortgage Company Jacksonville, Florida (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2013.

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 parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, being known and designated as Unit 3-A of The Village Townhouses No. 3 Horizontal Property Regime, as more fully described in Master Deed dated September 4, 1980, recorded September 10, 1980, in Volume 1133-42 and further shown on a survey entitled "Village Greer", recorded in PB 7-X, page 39.

This is the same property conveyed to the Mortgagors herein by Deed from Clinton E. Day and Donna B. Day of even date to be recorded herewith in the RMC Office for Greenville County.

which has the address of 3-A, 109 Village Court Greer
(Street) (City)
S.C. 29651 (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 seized 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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