

# MORTGAGE

FILED  
GREENVILLE CO S.C.

FEB 23 3 32 PM '83

DONNIE S. TANKERSLEY  
R.M.C.

This instrument is in compliance with mortgagee insurance under the new four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

BOOK 1596 PAGE 31

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Albert M. Sanders and Mary Ann Sanders, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

ALLIANCE MORTGAGE COMPANY

, a corporation

, hereinafter

organized and existing under the laws of FLORIDA  
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

Twenty Seven Thousand Six Hundred Fifty and 00/100 Dollars (\$ 27,650.00 ),

with interest from date at the rate of Twelve per centum (12.00 %)  
per annum until paid, said principal and interest being payable at the office of

Alliance Mortgage Company in Jacksonville, Florida  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Two Hundred Eighty Four and 52/100 Dollars (\$ 284.52 ),

commencing on the first day of April, 1983, 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 March, 2013

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 Mortgagor 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  
State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Ashley Avenue and being known and designated as Lot No. 1 on a plat of the Property of John Bolt Culbertson recorded in the RMC Office for Greenville County in Plat Book JJ at Page 193 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Ashley Avenue 843.2 feet west from Townes Street and running thence N. 03-08 W. 132.4 feet to an iron pin; thence N. 80-10 W. 63.9 feet to an iron pin; thence S. 04-06 E. 146.7 feet to Ashley Avenue; thence running with Ashley Avenue, N. 68-52 E. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of David Lynn Sanders and Patty F. Sanders, dated December 11, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1160 at Page 117.

The above property is also shown on a Plat entitled Property of John Bolt Culbertson as prepared by Freeland & Associates dated January 17, 1983 and recorded in Plat Book G-N at Page 65.

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 an 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.

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RECORDED  
GREENVILLE COUNTY S.C.  
FEB 23 1983  
11:09  
RECORDING STAMP  
FEB 23 1983

4328-RV-21