

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

MAR 1 9 52 AM '83

This form is used in connection with mortgage insurance for the new 1-1/4 rate only provided by the National Housing Act.

DONNIE S. JARVISLEY  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1596 PAGE 138

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert W. Krepfle

Greenville County

of  
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Alliance Mortgage Company

a corporation  
organized and existing under the laws of The State of Florida, hereinafter  
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 Fifty-Nine Thousand Four Hundred and 00/100-----  
Dollars (\$ 59,400.00 ),

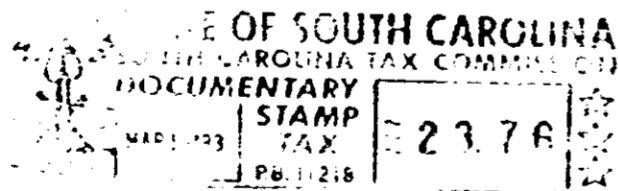
with interest from date at the rate of eleven and 5/100 per centum ( 11.5 %)  
per annum until paid, said principal and interest being payable at the office of Alliance Mortgage Company  
in Jacksonville, Florida  
or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred Ninety-  
Four and 39/100----- Dollars (\$ 694.39 ),  
commencing on the first day of April, 1983, and on the first day of each month thereafter until the prin-  
cipal 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 1998.

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 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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, together with all improvements thereon,  
situate, lying and being in the County of Greenville, State of South Carolina, and being  
known as Lot 12 of Ferncreek on plat recorded in the RMC Office for Greenville County in  
Plat Book 5-D at Page 28 and on plat prepared for Robert W. Knepfle by R. B. Bruce, RLS,  
dated February 18, 1983 and recorded in Plat Book 9A at Page 21, and having, according  
to latter plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on Fernwood Court, at joint front corner with Lot 11 and  
running N. 45-31 W. 45.4 feet to a pin in said Court; thence running along said Court  
N. 49-15 W. 75.1 feet to an old iron pin; thence turning and running N. 12-23 E. 56.7  
feet to an iron pin; thence N. 44-45 W. 58.1 feet to an old iron pin; thence turning  
and running N. 40-45 E. 169.2 feet to an old iron pin; thence turning and running  
S. 49-15 E. 231.0 feet to an iron pin; thence turning and running S. 47-13 W. 228.3  
feet to an old iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor by deed of James A. and Caroline  
P. Jarvis, of even date, to be recorded herewith.



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 encum-  
brances 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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