Mortgagee's Address: PO Bx 11702 Charlotte, NC 28209

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FHA #461-168361-203

Ser 2: 2 42 PH '79

DONNEL STANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN T. TEMPLETON and VICKIE B. TEMPLETON

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS LIFE COMPANY, a corporation of The State of Iowa

, a corporation organized and existing under the laws of the State of Iowa , 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 FORTY-ONE THOUSAND EIGHT HUNDRED AND), with interest from date at the rate NO/100----- Dollars (\$41,800.00 10 %) per annum until paid, said principal per centum (TEN and interest being payable at the office of Bankers Life Company, Des Moines, Polk County, of Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED SIXTY-SEVEN AND NO/100------Dollars (\$ 367.00 , 19 79, and on the first day of each month thereafter until commencing on the first day of November 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 October, 2009.

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, 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 lot of land together with all improvements thereon situate on the westerly side of Quillen Avenue in the Town of Fountain Inn being shown as Lot No. 4 on a plat of the Property of Edna L. Harris, dated October 27, 1973, prepared by Webb Surveying and Mapping Company, recorded in Plat Book 5-D at page 31 in the RMC Office for Greenville for Greenville County and also being shown as Lot No. 4 on a plat of the Property of John T. Templeton and Vickie B. Templeton dated September 25, 1979, prepared by Walter David Leonard, Registered Land Surin the RMC Office for veyor recorded in Plat Book 7-4 at page 8 Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Quillen Avenue at the corner of property now or formerly belonging to Trotter and running thence with the Trotter property N 69-18 W 212 feet to an iron pin; thence N 25-57 E 88 feet to a point; thence S 71-24 E 200 feet to an $_{
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m G}$ iron pin on Quillen Avenue; thence with said avenue S 18-12 W 95 feet of to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Hannah D. Holden, 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 finances. 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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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.

FHA-2175M (1-78)