

Mortgagee's Mailing address:
P. O. Box 11612
Charlotte, N. C. 28209

MORTGAGE

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

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

DEC 21 3 28 PM '79
DONNIE BANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: E. Cooper Gunby and Rachel F. Gunby

Greenville County, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

organized and existing under the laws of IOWA, a corporation 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 Three Thousand, Fifty and No/100----- Dollars (\$ 53,050.00).

with interest from date at the rate of Eleven and one-half per centum (11.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company

in Des Moines, Polk County, Iowa ACCORDING TO SCHEDULE A ATTACHED

commencing on the first day of , 19 , 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

DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL TO \$56,913.67.

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a major portion of Lot 66 of a subdivision known as Canebrake I according to plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5P at Page 46 and being more fully shown on a survey prepared by Arbor Engineering dated January 31, 1979 entitled "Foundation Survey for Americal Realty, Inc." and having according to the latter plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Bennington Road, joint front corner of Lots 65 and 66 and running thence with the northern side of said road, the chord of which is S. 63-51 W. 86.76 feet to a point located N. 60-52 E. 3.24 feet from the joint front corner of Lots 66 and 67 and running thence along a new line through Lot 66 N. 29-49 W. 140.78 feet to an iron pin, joint rear corner of Lots 66, 67, 42 and 43; running thence with the rear lines of Lots 43 and 44 N. 67-50 E. 100.0 feet to an iron pin, joint rear corner of Lots 65 and 66; running thence with the line of said lots S. 24-28 E. 133.61 feet to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of Americal Realty, Inc. of even date and 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 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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