

Address of Mortgagee:  
P. O. Box 11612  
Charlotte, NC 28209

S. C.

# MORTGAGE

1496 839

This instrument is subject to the provisions of the National Housing Act, which requires that the proceeds of this mortgage be used for the construction of four-family dwellings under the National Housing Act.

PH '88  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE  
DEFFERED INTEREST AND  
INCREASING MONTHLY INSTALLMENTS  
WATKINS  
WATKINS

\*DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$43,310.14

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jerry E. Holder and Janice L. Holder

Greenville, South Carolina

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

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

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 Thousand One Hundred Fifty and No/100\*-----

Dollars (\$ 40,150.00 )

with interest from date at the rate of twelve per centum ( 12 % )  
per annum until paid, said principal and interest being payable at the office of Bankers Life Company  
in Des Moines, Polk County, Iowa

or at such other place as the holder of the note may designate in writing, in monthly installments of \$600.00 ACCORDING TO  
SCHEDULE A ATTACHED

commencing on the first day of April, 19 80, 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, 2010.

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 piece, parcel, or lot of land, situate, lying and being in the County of  
Greenville, State of South Carolina, and being known and designated as a portion  
of Lot No. 11, Windtree Subdivision, according to a plat of said subdivision by  
C. O. Riddle, Surveyor, July 1, 1977, and which said plat is recorded in the R.M.C.  
Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 12, and according  
to a more recent survey prepared of said property by Freeland and Associates, February  
26, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County,  
South Carolina in Plat Book 7-U, at Page 34, having the following courses and distances,  
to-wit:

BEGINNING at an old iron pin on the edge of Windtree Court, joint front corner with  
Lot No. 10 and running thence with the common line with said lot, N. 11-24 W. 311.9  
feet to an old iron pin; thence, S. 72-03 E. 314.4 feet to a new iron pin, new  
joint corner with Lot No. 12; thence running with the new common line with Lot No.  
12, S. 40-13 W. 294.4 feet to an old iron pin on the edge of Windtree Court; thence  
running with the curve of said Court as a line, the chord being: N. 71-24 W. 50 feet  
to an old iron pin on the edge of said Court, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed  
of Brown Enterprises of S. C., Inc. of even date herewith, and which said deed is  
being recorded simultaneously with the recording of this instrument.

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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