

OPR 10 30 PM '80

# MORTGAGE

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

STATE OF SOUTH CAROLINA, } WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES W. COUCH & FRANCES L. COUCH

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of The State 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 Thirty Eight Thousand One Hundred Fifty and No/100----- Dollars (\$ 38,150.00 ),

with interest from date at the rate of Thirteen and one half per centum ( 13.50 %) 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 ACCORDING TO SCHEDULE A ATTACHED

commencing on the first day of January, 19 81, 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 December, 2010. DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$41,778.81

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 piece, parcel or lot of land, situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, and being known and designated as Lot 191 on a plat of "Westwood South, Section One, Sheet One", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6H at Page 56 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southwestern edge of Ashdown Drive at the joint front corner of Lots 190 and 191, and running thence along a line of Lot 190, S. 50-25 W., 182.95 feet to a point; thence along the center of a branch as the line, by the traverse line, S. 76-08 E., 41.45 feet to a point; thence continuing along the center of the branch by the traverse line, S. 38-20 E., 57.02 feet to a point; thence along a line of Lot 192, N. 46-21 E., 152.1 feet to a point on the southwestern edge of Ashdown Drive; thence along the curve of the southwestern edge of Ashdown Drive, the chord of which is N. 34-00 W., 80.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Deed of Merrill Lynch Relocation Management, Inc., dated November 21, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina on November 24th 1980 in Deed Book 1137 at Page 809.

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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