

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, }
 COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Anthony G. Mann of
 Easley, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, 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 Twenty-eight thousand eight hundred and no/100 Dollars (\$ 28,800.00),

with interest from date at the rate of Fifteen and one-half per centum (15½ %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation P. O. Drawer F-20 in Florence, South Carolina 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of Three hundred seventy-five and 84/100 Dollars (\$ 375.84), commencing on the first day of August, 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 July, 2011

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 certain piece, parcel or lot of land lying situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17 and a portion of Lot No. 16 on plat of Robert R. Spearman, dated June 25, 1981, reference to said plat being hereby made for a more complete and accurate description, and according to said plat, being more particularly described as follows, to-wit:

BEGINNING at a point on Anderson Road, thence leaving said road N51-31W 187.15 feet to an iron pin; thence N34-34E 8.00 feet to an iron pin; thence N34-22E 50.71 feet to an iron pin; thence along common line with Lot No. 18 S50-24E 197.2 feet to an iron pin on Anderson Road; thence along said road S44-34W 55.0 feet to an iron pin, the point of BEGINNING, and being bounded on the southwest by a portion of Lot No. 16, on the northeast by Lot No. 18, and on the southeast by Anderson Road.

This is the identical property conveyed to Mortgagor herein named by Deed of Carl E. Watkins, of even date, and being recorded simultaneously in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 1150 at page 853.

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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STATE OF SOUTH CAROLINA
 DOCUMENTARY TAX COMMISSION
 JUN 30 2011
 TAX STAMP
 11.52

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