

# 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:

NELSON C. POE, JR., and HEATHER H. POE----- of  
Route 1, Box 412, Edwards Road, Marietta, SC 29661, 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 Fifty Thousand Two Hundred and No/100----- Dollars (\$ 50,200.00-----).

with interest from date at the rate of fifteen and one-half----- per centum ( 15.50----- %) 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 Six Hundred Sixty-Two and 64/100----- Dollars (\$ 662.64-----), commencing on the first day of May, 19 82, 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 April, 2007-----.

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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 5.0 acres, more or less, as shown on plat entitled "Survey for Nelson C. Poe, Jr., and Heather H. Poe", dated February 4, 1982, prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded in the Greenville County RMC Office in Plat Book 8 V at Page 101, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the centerline of the right-of-way of Edwards Road (said point being 1700 feet, more or less, from Talley Bridge Road) and at the joint front corner of the within described tract and property now or formerly of Wilson Farms and running thence along the joint line of said tracts N. 53-18 W., 822.5 feet to a point at the joint rear corner of the within described tract and property now or formerly of Wilson Farms and in the line of property now or formerly of Harris; thence running along the joint line of the within described tract and said property now or formerly of Harris N. 46-26 E., 160.0 feet to a point at the joint rear corner of the within described tract and property now or formerly of Poe; thence running along the joint line of said tracts S. 67-21 E., 833.6 feet to a point in the centerline of the right-of-way of Edwards Road; thence running along the centerline of said right-of-way S. 18-03 W., 125.0 feet to a nail and cap; thence continuing along said right-of-way S. 42-33 W., 139.5 feet to a nail and cap; thence continuing along said right-of-way S. 57-27 W., 110.0 feet to a point in the centerline of the right-of-way of Edwards Road, the (SEE PAGE 4)

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.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
MAR 5 1982  
TAX

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