

GR... S.C.

BOOK 1571 PAGE 575

... 31 PM '82

MORTGAGE

DONNA... ANNERSLEY
M.C.

THIS MORTGAGE is made this... 1st... day of... June... 19... 82, between the Mortgagor, Edward M. Callaham, Jr. and Jane T. Callaham, husband and wife... (herein "Borrower"), and the Mortgagee, BANCO MORTGAGE COMPANY... a corporation organized and existing under the laws of... Iowa... whose address is... P.O. Box 780... Waterloo, Iowa. 50704... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of... FIFTY THOUSAND NINE HUNDRED AND NO/100... (\$50,900.00)... Dollars, which indebtedness is evidenced by Borrower's note dated... June 1, 1982... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on... July 1, 2012...

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of... Greenville... State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the western side of Middle Brook Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and being designated as Lot No. 154 on "Map No. IV, Section 1, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-D at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Middle Brook Road, joint front corner of Lots 154 and 155, and running thence along the common line of said lots, S. 63-18-31 W. 140.13 feet to an iron pin; thence running N. 13-56-53 W. 147.58 feet to an iron pin in the rear line of Lot No. 150; thence running N. 50-56-34 E. 43.95 feet to an iron pin, joint rear corner of Lots Nos. 153 and 154; thence along the common line of said lots, S. 64-11-34 E. 138.03 feet to an iron pin on the western side of Middle Brook Road; thence along said Road on a curve, the chord of which is S. 2-50-27 E. 47.94 feet to an iron pin, the point of beginning.

The mortgagors agree to pay a late payment service charge not to exceed four (4) cents for each dollar (\$1.00), for each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

THIS IS A PURCHASE MONEY MORTGAGE.

This is the same property conveyed to the mortgagors by deed of Wade H. Dent and Karen J. Dent recorded in the R.M.C Office for Greenville County on June 1, 1982

which has the address of... 304 Middle Brook Court... Greer... (Street) (City) South Carolina 29651... (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

REC'D JUN 1 1982 4:00 PM

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