

PH '82
ENSLEY

MORTGAGE

BOOK 1571 PAGE 644

THIS MORTGAGE is made this 2nd day of June, 1982, between the Mortgagor, Dale F. Munz and Kay M. Munz (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Drawer F-20, Florence, South Carolina 29501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100ths (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 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, situate, lying and being on the northerly side of Gray Fox Square, in the County of Greenville, State of South Carolina, being shown as Lot No. 93 on a plat of Gray Fox Run, Section 1, made by C. O. Riddle, RLS, dated November 6, 1975 and recorded in the Office of the RMC for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976 said revised plat being recorded in the Office of the RMC for Greenville County in Plat Book 5-P at Page 16, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gray Fox Square at the joint front corner of Lot 94 and Lot 93 and running thence with Lot 94 N 30-51 W 190.2 feet to a point in center of Cane Creek; thence along the center line of said Creek, the traverse of which is N 72-16 E 109.6 feet to an point at the joint rear corner of Lot 92 and Lot 93 in the center of said creek; thence with the common line of Lot 92 and Lot 93 S 28-29 E 169.2 feet to an iron pin on Gray Fox Square; thence with said Square S 61-31 W 88.6 feet to an iron pin; thence still with said Square S 60-19 W 11.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Robert B. Taylor and Carol J. Taylor, dated and recorded of even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
2000

LOVE, THOLANTON, ARNOLD & THOLIASON
FILE # 28132 / My. DMS Sec. 113
M. OWNER Dale F. Munz, et al
B.P. # 538.14-1-93

To all parties concerned, the carpet in the premises is considered real estate and is included in the mortgaged premises.

which has the address of 608 Grayfox Square, Taylor, S.C. 29687 (herein "Property Address");
[Street] [City] [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 seised 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.

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