

# MORTGAGE

BOOK 1576 PAGE 107

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:

REC'D  
S. C.  
AUG 15 PM '82  
SLEY

BLC # 214191  
FHA case No.  
461-183192-203

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, CARROLL L. LEONARD and DOLORES H. LEONARD

Greenville County, S. C.

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS LIFE COMPANY -----

organized and existing under the laws of IOWA -----, a corporation  
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 AND FIFTY -----  
Dollars (\$ 50,050.00 ).

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  
711 High Street in Des Moines, Iowa 50307  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
FIVE HUNDRED SEVENTY THREE & 57/100 ----- Dollars (\$ 573.57 ).  
commencing on the first day of September, 19 82, and on the first day of each month thereafter until the prin-  
cipal 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 August, 2012.

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, bar-  
gained, 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 Greenville County,  
South Carolina, known and designated as Lot No. 13 shown on a plat of the subdivision  
of FOREST ACRES, Sec. 1, recorded in the RMC Office for Greenville County in plat book  
8-P page 35.

This is the same lot conveyed to mortgagors by The Fortis Corporation by deed dated  
July 12, 1982 to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
AUG 20 1982

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 encum-  
brances 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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