

MORTGAGE

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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:

GR: FILED
SEP 10 CO. S. C.
4 05 PM '82
TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY COME:

John C. Lusk and Melynda G. Lusk
Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto Banker's Life Company

organized and existing under the laws of Iowa, a corporation
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 FORTY FIVE THOUSAND FIVE HUNDRED and NO/ONE HUNDREDTHS
Dollars (\$ 45,500.00).

with interest from date at the rate of fourteen per centum (14 %)
per annum until paid, said principal and interest being payable at the office of 711 High Street, Des Moines, Polk
County, in Iowa
or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Thirty Nine
and Eighteen/One Hundredths-----Dollars (\$ 539.18),
commencing on the first day of October, 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 September, 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, City of Greenville,

State of South Carolina:

Being part of Lot 242, Sherwood Forest Subdivision, Plat Book GG, Pages 1 and 2,
Greenville County, South Carolina and having in accordance to a recent survey entitle
"Property of John C. Lusk" made by Dalton & Neves Co., Engineers, dated August
27, 1982, the following metes and bounds to wit:

BEGINNING at an iron pin on the east edge of the right of way of Scarlet Street, at corner
of Lot 243, and which point is 272.8 feet southwest of intersection of Scarlet Street with
the west side of Robin Hood Road; thence with line of said right of way N 18-52 E 65 feet
to an iron pin; thence continuing with said right of way line N 30-51 E 10 feet to an iron
pin; thence through Lot 242, S 76-44 E 146.8 feet crossing a small creek and sewer line
to an iron pin; thence with line of Lot 153, S 1-40 E 12.2 feet to iron pin; thence with
line of Lot 152 and 151 S 12-50 W 62.34 feet to an iron pin; thence with line of Lot 243
N 76-44 W 159.8 feet to point of beginning.

Being part of the property conveyed to John C. Lusk by deed of L. A. Moseley, Jr. by
deed dated May 26, 1980, recorded in Deed Book 1127 at page 761, the said John C. Lusk
having conveyed to Melynda G. Lusk an undivided one-half interest in and to the property
described above by deed dated August 13, 1982, to be recorded simultaneously herewith.

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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