

## MORTGAGE

LONG, BLACK &amp; GASTON

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

}

ss: DONNIE S. TANKERSLEY  
R.M.C.This form is used in connection  
with mortgages insured under the  
one- to four-family provisions of  
the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THAT WE, JAMES RONNIE MORGAN and MARY MORGAN

Greenville, South Carolina

, 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 The State 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  
TWENTY NINE THOUSAND AND NO/100----- Dollars (\$ 29,000.00 ),

with interest from date at the rate of Twelve and one-half per centum ( 12.50 %)  
per annum until paid, said principal and interest being payable at the office of Bankers Life Company  
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  
THREE HUNDRED FIFTY SEVEN DOLLARS AND 57/100 Dollars (\$ 357.57 ),  
commencing on the first day of December, 1982, 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 November, 1997

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 on the  
northern corner of the intersection of Donnan Road and Bob White Lane,  
near the City of Greenville, State of South Carolina, being known and  
designated as the greater portion of Lot No. 15, as shown on plat of  
Super Highway Homesites, prepared by Dalton & Neves, dated May, 1946,  
and recorded in the RMC Office for Greenville County in Plat Book F,  
at Page 53 and also plat prepared by Piedmont Engineering Service, dated  
August 28, 1961, entitled "Survey for Leslie & Shaw, Inc., and recorded  
in the RMC Office for Greenville County in Plat Book ZZ at Page 23, and  
having, according to a more recent survey prepared by Freeland and  
Associates dated October 25, 1982 entitled "Property of James Ronnie  
Morgan and Mary Morgan, the following metes and bounds, to-wit:  
BEGINNING at an iron pin on the eastern side of Donnan Road, at the joint  
front corner of Lots Nos. 14 and 15 and running thence with the line of  
Lot No. 14, S. 87-14 E. 83.37 feet to an iron pin; thence with a new  
line through Lot No. 15, S. 8-47 E. 53.31 feet to an iron pin; thence  
continuing with a new line through Lot 15, S. 15-20 W. 55.84 feet to an  
iron pin on the northern side of Bob White Lane; thence with the northern  
side of Bob White Lane, S. 87-04 W. 56.58 feet to an iron pin; thence  
with the curve of the intersection of Bob White Lane and Donnan Road,  
the chord of which is N. 45-52 W. 33.90 feet to an iron pin on the eastern  
side of Donnan Road; thence with the eastern side of Donnan Road, N. 2-  
40 E. 89.95 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of  
Michael Glenn Wilkie and Sharon E. Wilkie, dated 10-27-82 and 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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