

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

BOOK 1584 PAGE 810

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

Nov 2 3 14 PM '82
SS: DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. GREG JOHNSON

Greenville County, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto **BANKERS LIFE COMPANY**

, a corporation
organized and existing under the laws of The State of Iowa
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-eight Thousand Six Hundred and no/100 Dollars (\$ 28,600.00)

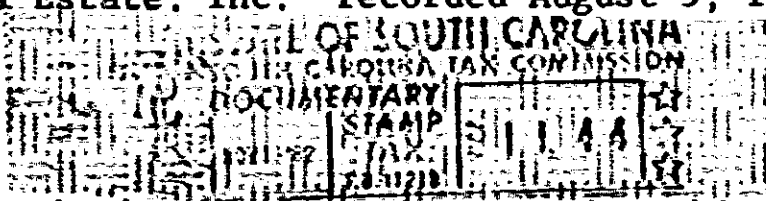
with interest from date at the rate of **twelve and one-half** per centum (12-1/2 %) per annum until paid, said principal and interest being payable at the office of **Bankers Life Company**, in **Des Moines, Polk County, Iowa** or at such other place as the holder of the note may designate in writing, in monthly installments of **Three Hundred Five and 45/100** Dollars (\$ 305.45), commencing on the first day of **December**, 1982, and on the first day of each month thereafter until the principal 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, 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, bargained, 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 certain piece, parcel or lot of land situate, lying and being on the easterly side of Central Street, now known as Briarcliff Drive in the City of Greenville, Greenville County, South Carolina in East Overbrook Subdivision and being shown as Lot No. 11 on a plat entitled PROPERTY OF W. E. PHELPS made by C. M. Furman, Jr. recorded in Plat Book F at Page 46 in the R.M.C. Office for Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Central Street (now known as Briarcliff Drive) corner of lot no. 13, which pin is 240 feet N. 43-45 E. from the intersection of Westview Road and Central Street, and running thence with line of Lot No. 13, S. 36-38 E. 199 feet to a stake on 14 foot alley; thence N. 42-35 E. with said alley, 60 feet to a stake, corner of lot no. 10; thence with the line of lot no. 10, N. 36-38 W. 199 feet to stake in Central Street; thence with Central Street, S. 43-45 W. 60 feet to the beginning corner.

The above property is the same property conveyed to the mortgagor by deed of Thomason & Janes Real Estate, Inc. recorded August 5, 1982 in Deed Book 1171 at Page 558.



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 encumbrances 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.