

FILED
 GREENVILLE CO. S. C.
 NOV 11 2 42 PM '82
 JOHN W. HARRISLEY
 R.M.C.

BOOK 1585 PAGE 668
 BOOK 1587 PAGE 436

THIS MORTGAGE is made this 5th day of November 1982, between the Mortgagor, Brian C. Simpson (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Drawer F-20, Florence, South Carolina, 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100ths (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 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 December 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known as Lot E453 of Map 3, Section 2, Sugar Creek Subdivision as shown on a plat dated February 5, 1980, by C. O. Riddle surveyor and recorded in the RMC Office for Greenville County in Plat Book 7X at Page 2 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Sweetwater Ct., the joint front corner of Lot Nos. 452 and 453 and running thence S. 66-21-20 W., 165.84 feet to an iron pin, the joint rear corner of Lot Nos. 452 and 453; thence turning and running S. 41-08-24 E., 168 feet to an iron pin on the northern side of Sweetwater Road; thence, running along said road, the following courses of distances, N. 51-06-44 E., 36.02 feet; N. 53-21-48 E., 73.61 feet to the intersection of Sweetwater Road and Sweetwater Ct.; thence, along said intersection N. 8-22 E., 35.36 feet to an iron pin on Sweetwater Ct.; thence, running along said road N. 30-08-27 W., 104.37 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed from Mavis Pillman dated and recorded August 31, 1982, in the RMC Office for Greenville County, South Carolina, in Deed Book 1173 at page 123.

OFFICE OF SOUTH CAROLINA
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which has the address of 101 Sweetwater Court, Greer, South Carolina 29503 (herein "Property Address");

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 seized 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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