

GR-FILED MORTGAGE

CO. S. C.

DEC 1 4 04 PM '82

STATE OF SOUTH CAROLINA, DONNA S. FABERSLEY  
COUNTY OF GREENVILLE R.M.C.

1587-14717  
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:

JAMES E. HODGE and SARA M. HODGE of  
7 Old CCC Camp Road, Greer, SC 29651 hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Banker's Life Company,  
Des Moines, Polk County, Iowa

, a corporation  
organized and existing under the laws of the State of Iowa hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the principal sum of Twenty Thousand Six Hundred Fifty  
and 00/100 Dollars (\$20,650.00), with interest from date at the rate  
of twelve and one-half per centum ( 12.5 %) per annum until paid, said principal  
and interest being payable at the office of The Banker's Life Company, Polk County,  
Des Moines, Iowa in Iowa  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Two Hundred Twenty and 54/100 Dollars (\$ 220.54 ).  
commencing on the first day of January, 19 83, 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 December, 2012.

NOT, 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 Mort-  
gagor 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, O'Neal Township  
State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements  
thereon, or hereafter constructed thereon, and being shown and  
designated on a Plat entitled "James E. Hodge and Sara M. Hodge",  
prepared by R. B. Bruce, RLS, dated November 9, 1982, and being  
more particularly described as follows:

BEGINNING at a point on the southern side of CCC Camp Road 341 feet  
West of Burnett Street and running thence with the line of property  
now, or formerly owned by James E. Hodge, S. 12-36 E. 173.5 feet to  
an iron pin; thence continuing along with the line of James E. Hodge  
N. 62-17 W. 111.3 feet to an iron pin on the line of property now,  
or formerly owned by Charles T. Hodge; thence with the Charles T.  
Hodge line N. 1-38 E. 120.0 feet to a point on CCC Camp Road; thence  
with the southern side of said road S. 87-36 E. 57.3 feet to the  
point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagors  
herein by Deed dated November 30, 1982 from Union Home Loan Corporation  
of South Carolina, said Deed to be recorded herewith in the R.M.C.  
Office for Greenville County, South Carolina, in Deed Book 1178.  
at Page 244.

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 ab-  
solute, 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 for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons 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 and interest on the indebtedness evidenced by the said note, at  
the times and in the manner therein 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.