

P.O. Drawer F-20
Florence SC 29503
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10 S.C.
DEC 13 4 35 PM '82
DONNA A. DEPEW
BANKERSLEY
M.D.

BOOK 1588 PAGE 713

MORTGAGE

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

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: DAVID C. DEPEW and DONNA A. DEPEW

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS MORTGAGE CORPORATION

, a corporation organized and existing under the laws of South Carolina, 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 FIFTY THOUSAND and NO/100----- Dollars (\$ 50,000.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, South Carolina

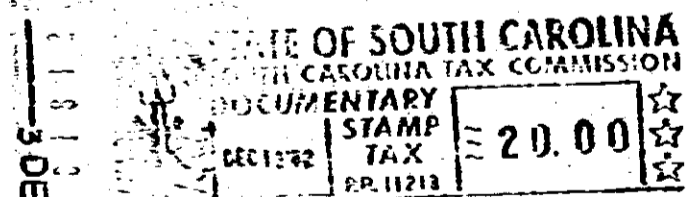
or at such other place as the holder of the note may designate in writing, in monthly installments ~~XXX~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXX~~ commencing on the first day of February, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2013 **

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 in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 192 on plat of SHERWOOD FOREST, and being shown on a recent survey or property of David C. Depew and Donna A. Depew, prepared by R. B. Bruce, R.L.S., dated November 26, 1982 as having the following metes and bounds to-wit:

BEGINNING at an old iron pin on the northwesterly side of Nottingham Road at the joint front corner of Lots 191 and 192 and running thence with the joint line of said lots N. 38-35 W. 197.2 feet to the old iron pin; thence N. 62-46 E. 70 feet to an old iron pin at the joint rear corner of Lots 192 and 193; thence with the joint line of said lots S. 43-31 E. 165.3 feet to an old iron pin on the northwesterly side of Nottingham Road; thence with the northwesterly side of Nottingham Road S. 38-18 W. 85 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Builders and Developers, Inc. of even date, to be recorded herewith.



** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 53,935.41
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.

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