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THIS MORTGAGE is made this 24th day of November 1982, between the Mortgagor, PHILLIP K. GERARD and SUZANNE H. GERARD (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State 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 Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 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 certain piece, parcel or lot of land, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 48 on plat entitled "Collins Creek, Section Two", dated July 30, 1979, recorded in the Greenville County RMC Office in Plat Book 7-C at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of the right-of-way of Babbs Hollow at the joint front corner of the within lot and Lot No. 47 and running thence, along the joint line of said lots S. 59-34 E., 250.0 feet to a point at the joint rear corner of the within lot and Lot No. 47; thence running N. 46-25 E., 71.10 feet to a point; thence running N. 26-23 W., 199.77 feet to a point in the cul-de-sac; thence running along said cul-de-sac, the radius of which is 50 feet, S. 84-57 W., 50.84 feet to a point; thence running S. 81-48 W., 55.48 feet to a point; thence running S. 39-16 W., 114.89 feet to a point at the joint front corner of the within lot and Lot No. 47, the point and place of beginning.

This is the same property conveyed to Phillip K. Gerard by deed of Peter M. Finn recorded in the Greenville County RMC Office in Deed Book 1151 at Page 376 on July 8, 1981. Subsequently, Phillip K. Gerard conveyed an undivided one-half interest in and to the within property to Suzanne H. Gerard by deed recorded in the Greenville County RMC Office in Deed Book 1177 at Page 552 on November 24, 1982.

which has the address of 10 Babbs Hollow Greenville South Carolina (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 seised 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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STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
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