

REC. S.C.
PH '82
RSLEY
JOHN

MORTGAGE

BOG 1589 PAGE 911

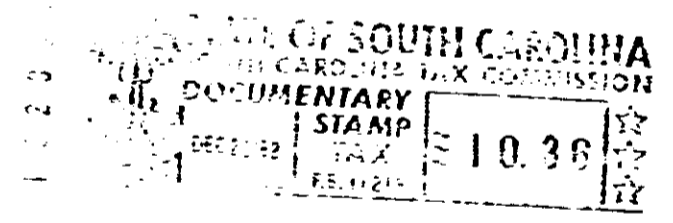
THIS MORTGAGE is made this 22nd day of December, 1982, between the Mortgagor, Rainbow Properties, a Partnership Corporation (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand, Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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 January 1, 2013

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 14, of Rainbow Villas Horizontal Property Regime as is more fully described in the Master Deed dated June 4, 1982, and recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 1171 at pages 894 through 933, inclusive and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 9-A at pages 44 through 46.

Being the same property conveyed to Mortgagor herein by deed of William F. Firmell dated and recorded simultaneously herewith in Deed Book 1179, at page 447.



which has the address of Rainbow Circle, Mauldin (Street) (City) S. C. 29662 (State and Zip Code) (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.

1 DE 23 82 229

0941

4328 RV.21