

MORTGAGE

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

REC'D
DEC 21 11 58 PM '82
JONAS BENSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Debra H. Taylor of Greenville, 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 Thirty Six Thousand Three Hundred and no/100 Dollars (\$ 36,300.00),

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 of Three Hundred Seventy Three and 53/100 Dollars (\$ 373.53), 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 piece, parcel or lot of land in Greenville County, State of South Carolina with all improvements thereon; being known and designated as Lot No. 77 of Palmetto Terrace as shown on plat thereof recorded in the R/C Office for Greenville County in Plat Book QQ, page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ferol (Cheryl) Drive at the joint front corner of Lots No. 77 and 78 and running thence along the line of Lot No. 78, N. 64-14 W. 180 feet to an iron pin in the line of property now or formerly belonging to Hunt Estate; thence along Hunt Line N. 25-46 E. 70 to an iron pin on Empire Avenue; thence along Empire Avenue S. 64-14 E. 170 feet to an iron pin at the intersection of Empire Avenue and Ferol (Cheryl) Drive; thence around the corner of said intersection and following the curvature thereof, the chord being S. 19-14 E. 14.1 feet, to an iron pin on the western side of Ferol (Cheryl) Drive; thence along Ferol (Cheryl) Drive, S. 25-46 W. 60 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of James B. Arrowood dated and filed concurrently herewith.

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OF SOUTH CAROLINA
CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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