

FILED  
JAN 7 10 07 AM '83  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

# MORTGAGE

OFFICE OF SOUTH CAROLINA  
CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JAN-7-83  
14.00  
DE 11218

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: William Lynn Duvall

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

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation, Florence, South Carolina

, 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-Five Thousand and 00/100 Dollars (\$ 35,000.00 )

with interest from date at the rate of Twelve and 00/100 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 Sixty and 15/100 Dollars (\$ 360.15 ), commencing on the first day of March, 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 February 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, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, and being shown as Lot 82 of Verdin Estates, on plat of revised plat - portion of Map No. 1, Verdin Estates and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 47; and being more specifically shown on plat prepared for William Lynn Duvall by R. B. Bruce, RLS, on December 30, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9-L at Page 3, and having, according to latter plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the Southwestern edge of Blakely Drive joint front corner with Lot 83 and running thence along said street S. 50-28 W. 110.9 feet to an old iron pin; thence turning and running N. 61-55 W. 148.4 feet to an old iron pin; thence turning and running N. 36-03 E., 83.4 feet to an old iron pin; thence turning and running N. 62-43 E. 126.9 feet to an old iron pin; thence turning and running S. 23-42 E. 135.8 feet to an old iron pin, the point of beginning.

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

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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 an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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