

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
1052

MORTGAGE

BOOK 1592 PAGE 822

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

GREENVILLE CO. S. C.
FILED
JAN 25 4 54 PM '83

MORTGAGEE'S ADDRESS:
Bankers Mortgage Corporation
P. O. Drawer F-20
Florence, S. C. 29503

TO ALL WHOM THESE PRESENTS MAY COME, I, JAMES E. MAY, R.M.C.

James E. May

Rt. 7, Box 710, Easley, S. C. 29640

of hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of South Carolina, a corporation 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 --Twenty-Six Thousand Two Hundred Fifty and No/100 Dollars (\$ 26,250.00),

with interest from date at the rate of twelve per centum (12.0 %) 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 Two Hundred Seventy-Six and 68/100 Dollars (\$ 276.68), 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, 1983 2008.

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 lying and being situate in the State of South Carolina, County of Greenville, and being known and designated as Lot 27 on plat of Robert R. Spearman, R. L. S. No. 3615, dated January 14, 1983, "Mills Mill Subd.", reference to which is hereby made for a more complete and accurate description and being thereon more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin on Lady Street which point is corner with Lots 27 and 26, and said point being approximately 146 feet Northwest of Green Ave.; thence running along Lady Street N28-59W 50.0 feet to an iron pin; thence leaving street and running along property of Lot 28 N62-50E 150.0 feet to an iron pin; thence running along property of Lot 23 S28-59E 50.0 feet to an iron pin; thence running along property of Lots 24, 25, and 26 in a Southwesterly direction S62-50W 150.0 feet to the point of BEGINNING, and being bounded on the Southwest by Lady Street, bounded on the North and Northwest by Lot 28, bounded on the Northeast by Lot 23, and bounded on the Southeast by Lots 24, 25, and 26.

This being a portion of the property conveyed by deed of Faulkner Fence Company, Inc., to James E. May by deed dated October 29, 1982 and recorded November 8, 1982 in Vol. 1176, page 801, in R.M.C. Office for Greenville County, South Carolina.

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.