

Mortgagee's Address:
 P. O. Box 11702
 Charlotte, N. C. 28209

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:

FILED
 GREENVILLE CO. S. C.

JAN 31 4 25 PM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
 R.M.C.

John T. Farmer, III, and Patricia Farmer of
 Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

, a corporation
 organized and existing under the laws of Iowa, 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 Forty-Six Thousand and No/100-----
 ----- Dollars (\$ 46,000.00-----),

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 Life Company in Des Moines, Polk County, Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Seventy-Three and 34/100----- Dollars (\$473.34-----), 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 Mortgagor, 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 tract of land, together with all improvements thereon, situate, lying and being on the Eastern side of Jones Mill Road, being known and designated as 4.44 acre tract on plat of property of John T. Farmer, III, and Patricia Farmer, dated January 26, 1983, prepared by J. L. Montgomery, III, RLS, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9.H, at Page 100, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on the Eastern side of Jones Mill Road, at the joint front corner of the premises herein described and property now or formerly of Frahm, and running thence with the line of property now or formerly of Frahm, the following courses and distances: S. 64-25 E. 344.4 feet to an iron pin; thence S. 78-46 E. 226.86 feet to an iron pin; thence S. 80-42 E. 145.5 feet to an iron pin in the line of property now or formerly of Kellett; thence with the line of property now or formerly of Kellett, N. 7-05 E. 402.11 feet to an iron pin; thence with the fence as the line, N. 77-03 W. 237.0 feet to an iron pin in the line of property now or formerly of Cephus Williams; thence with the line of property now or formerly of Cephus Williams, the following courses and distance: S. 26-15 W. 226.62 feet to an iron pin; thence N. 64-25 W. 337.25 feet to an iron pin on the Eastern side of Jones Mill Road; thence with the Eastern side of Jones Mill Road, S. 27-01 W. 200.0 feet to the point of beginning.

(CONTINUED ON PAGE 4)

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.