

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1596 PAGE 767

THIS MORTGAGE is made this 4th day of March 1983, between the Mortgagor, ELLIOTT B. PRILLIG (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Drawer F-20 Florence, South Carolina (herein "Lender").

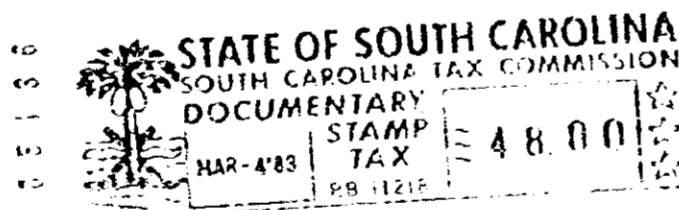
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot of land situate, lying and being on the eastern side of Chestnut Ridge Road in Paris Mountain Township, Greenville County, State of South Carolina, being a portion of Section A, as shown on a plat of Paris Mountain-Caesar's Head Company, prepared by Pickell & Pickell, Engineers, made 1950 and being designated as Lots Nos. 71 and 72 on a survey made by Pickell and Pickell, Engineers, April 10, 1951 and having, according to a more recent survey for Elliott B. Prillig dated March 1, 1983, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-m, Page 30, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Chestnut Ridge Road at a point approximately 431.1 feet, more or less, from Trowbridge Avenue and running thence along Chestnut Ridge Road the following courses and distances: N. 38-05 E., 88.0 feet to a railroad spike; N. 32-19 E., 60.40 feet to an iron pin; N. 20-01 E., 81.27 feet to an iron pin; thence running N. 81-30 E., 311.88 feet to an iron pin; thence running S. 2-35 W., 70.18 feet to an iron pin; thence running S. 81-36 W., 114.76 feet to an iron pin; thence running S. 29-46 W., 41.75 feet to an iron pin; thence running S. 3-41 E., 62.80 feet to an iron pin; thence running S. 34-06 W., 69.79 feet to an iron pin; thence running N. 89-49 W., 250.31 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Joyce Deal Palmer recorded in the R.M.C. Office for Greenville County on March 4, 1983, in Deed Book 1183, Page 130.



2010-3-24

which has the address of Route 12, Chestnut Ridge Road Greenville, South Carolina (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.

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