

FILED
GREENVILLE S.C. MORTGAGE

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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

JOHNIE S. BANKERSLEY
S.S. R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN: JERRY LEE BROOME AND SUSAN REYNOLDS BROOME

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 Fifty-five Thousand and No/100----- Dollars (\$ 55,000.00),

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 Mortgage Corporation, P. O. Drawer F-20 in Florence, South Carolina 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Sixty-five and 95/100----- Dollars (\$ 565.95), commencing on the first day of May, 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 April, 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, with the buildings and improvements thereon, situate, lying and being on the Western side of Afton Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as the greater portion of Lot No. 48 on a plat of Alta Vista, recorded in the R.M.C. Office for Greenville County in Plat Book G at page 20, and having, according to a more recent survey prepared by Freeland & Associates, entitled "Property of C. Wayne Moore and Elise S. Moore", dated October 16, 1980, recorded in Plat Book 8-G at page 96, and also according to a still more recent survey prepared by Freeland & Associates, entitled "Property of Jerry Lee Broome and Susan Reynolds Broome", dated March 10, 1983, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Afton Avenue at the joint corner of Lots Nos. 48 and 49, and running thence with the line of Lot No. 49, N. 85-40 W. 160 feet to an iron pin in the rear line of Lot No. 40; thence with the rear line of Lots Nos. 40 and 41 N. 4-15 E. 58.6 feet to an iron pin; thence on a new line through Lot No. 48 S. 86-03 E. 160 feet to an iron pin on the Western side of Afton Avenue; thence with the line of the Western side of Afton Avenue S. 4-15 W. 60 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of C. Wayne Moore and Elise S. Moore, dated August 29, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1154 at page 460, on September 1, 1981.

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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