

MORTGAGE

FILED

GREENVILLE R.M.C.

MAR 21 3 26 PM '83

DONNIE S. WILSON
R.M.C.This form is used in connection
with mortgage insured under the
new 44-44-44 provisions of
the National Housing Act.

BOOK 1598 PAGE 628

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Nelson C. Poe, Jr. and Heather H. Poe

of
Route 1, Box 412, Edwards Rd., Marietta, 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 the State 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 Fifty-Five Thousand and No/100-----
----- Dollars (\$ 55,000.00).with interest from date at the rate of Twelve per centum (12.00 %)
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 Five Hundred
Seventy-Nine and 70/100----- Dollars (\$ 579.70).
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, 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 tract of land, together
with all improvements thereon, located, lying and being in the
County of Greenville, State of South Carolina, containing 5.0
acres, more or less, as shown on plat thereof entitled " Survey
for Nelson C. Poe, Jr. and Heather H. Poe", dated March 9, 1983,
prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded
in the Greenville County RMC Office in Plat Book 9-M at Page
52, and having, according to said plat the following metes
and bounds, to-wit:BEGINNING at a point in the center line of Edwards Road,
at the joint front corner of the within tract and a tract
belonging now or formerly to Wilson Farms (said point be
approximately 1,700 feet more or less from the intersection of
Edwards Road and Talley Bridge Road), and running thence, along
the joint line of said tracts, N. 53-18 W. 822.5 feet to a point
in the line of property now or formerly belonging to Harris;
thence N. 46-26 E. 160.0 feet to a point; thence S. 67-21 E.
833.6 feet to a point in the center of Edwards Road; thence,
with the center of said S. 18-03 W. 125.0 feet to a nail and
cap; thence, continuing with the center of Edwards Road, S. 42-33
W. 139.5 feet to a nail and cap and S. 57-27 W. 110.0 feet to
a point in the center of Edwards Road, the point and place of
beginning. (Continued on Back)GCTO -----3 MR21 83
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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 encum-
brances 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.B
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