

MORTGAGE

This form is used in connection with mortgages insured under the new, substantially provisions of the National Housing Act.

Mortgagee Address:
P. O. Drawer F-20
Florence, S. C. 29503

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE S.C.
FILED
APR 13 11 43 AM '83
DONNIE S. ...

TO ALL WHOM THESE PRESENTS MAY CONCERN: R.M.C. ...

CHARLES D. TAYLOR of 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 the State 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 Forty Thousand and No/100----- Dollars (\$40,000.00-----),

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 in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Twenty-One and 60/100----- Dollars (\$421.60-----), commencing on the first day of June, 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 May, 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, situate, lying and being on the southeastern side of Woodridge Drive, County of Greenville, State of South Carolina, being shown and designated as Lot No. 48 on a plat of PARKDALE, prepared by Dalton & Neves, dated June, 1960, and recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, at Page 55, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Woodridge Drive, at the joint front corner of Lots Nos. 47 and 48 and running thence with the common line of said lots, S. 50-06 E. 191.3 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48; thence with the rear line of Lot No. 48, S. 52-00 W. 145 feet to an iron pin at the joint rear corner of Lots Nos. 48 and 49; thence with the common line of said lots, N. 29-41 W. 187.7 feet to an iron pin on the southeastern side of Woodridge Drive; thence with the southeastern side of Woodridge Drive, N. 51-02 E. 77.3 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James W. Taylor and Rebecca K. Taylor, dated April 12, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1186, at Page 297, on April 13, 1983.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C. IN DEED BOOK 1186, PAGE 297, APRIL 13, 1983.

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 Mortgagee 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. Mortgage 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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