

FILED
GREENVILLE S.C.

MORTGAGE

203-1604 PAGE 952

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

MAY 2 4 32 PM '83
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

461: 189269-203

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THAT WE, JOSEPH STEWART SARGENT AND DEBRA B. SARGENT
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
SIXTY THOUSAND THREE HUNDRED FIFTY AND NO/100----Dollars (\$ 60,350.00),

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 Mortgage Corporation
Post Office 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
SIX HUNDRED TWENTY ONE AND NO/100-----Dollars (\$ 621.00),
commencing on the first day of June, 19 83 and on the first day of each month thereafter until the prin-
cipal 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, 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 Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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 those pieces parcels or lots of land. situate, lying and being in
the State of South Carolina, County of Greenville, on the southern side
of Nottingham Road, being shown and designated as Lots Nos. 188, 189 and
190 on plat of Sherwood Forest, recorded in the RMC Office for Green-
ville County in Plat Book GG on Page 23, and having, according to a
more recent survey prepared by Freeland and Associates, dated April 23,
1983, entitled "Property of Joseph Stewart Sargent and Debra B. Sargent",
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Nottingham Road, joint
reont corner of Lots Nos. 187 and 188, and running thence along the com-
mon line of said lots, N. 21-27 W. 192.38 feet to an iron pin; thence
running N. 62-04 E. 210.05 feet to an iron pin at the joint rear corner
of Lots Nos. 190 and 191; thence running along the common line of said
lots, S. 34-58 E. 215.01 feet to an iron pin on the southern side of
Nottingham Road; thence along said Road, S. 61-50 W. 90 feet to an iron
pin; thence continuing along Nottingham Road, S. 69-43 W. 169.59 feet
to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of
Leonard C. Strength, dated April 29, 1983 and recorded simultaneously
herewith.

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.