

FILED
GREENVILLE S.C.

BOOK 1554 PAGE 971

MAY 2 4 39 PM '83

MORTGAGE

DONNIE S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of April 1983, between the Mortgagor, PALLY C. WATKINS, (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 Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

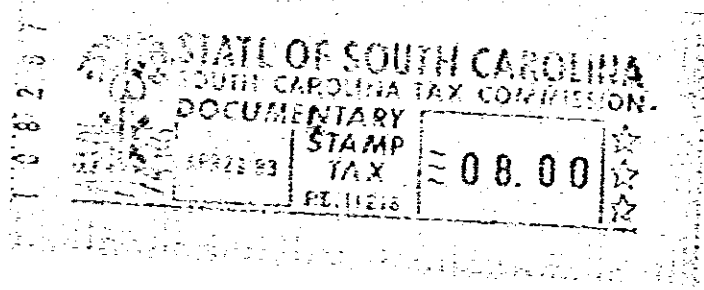
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO 100/ Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2003;

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 lying in the State of South Carolina, County of Greenville, being known and designated as Lot 96 of Devenger Place, Section 4, recorded in the R.M.C. Office for Greenville County in Plat Book 6H at Page 24 and having, according to a more recent survey prepared by Freeland and Associates, dated April 26, 1983, entitled "Property of Pally C. Watkins", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Windward Way at the joint front corner of Lts Nos. 96 and 97 and running thence with the joint line of said lots, S. 33-25 E. 160 feet to an iron pin; thence N. 56-35 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 95 and 96; thence with the joint line of said Lot Nos. 95 and 96 N. 33-25 W. 160 feet to an iron pin on the southern side of Windward Way S. 56-35 W. 100 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Hobert Z. Mille and Janet O. Miller, dated April 29, 1983 and recorded simultaneously herewith.



which has the address of 504 Windward Way, Greer, South Carolina 29681 (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 law fully seized 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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