

GREENVILLE FILED
MAY 16 1 48 PM '83
DONNIE S. BEESLEY
S.S.

MORTGAGE

BOOK 1606 PAGE 702
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 GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald E. Van Deusen & Carol M. Van Deusen

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation
P.O. Drawer F-20
Florence, South Carolina 29501

organized and existing under the laws of South Carolina, a corporation 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 Twenty Thousand and no/100 Dollars (\$ 20,000.00),

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 Two Hundred Twenty and 40/100 Dollars (\$220.40), commencing on the first day of June, 1983, 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 1, 2003

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 piece, parcel and or lot of land with all improvements thereon as shown on plat entitled "Property of Donald E. Van Deusen and Carol M. Van Deusen" prepared by Webb Surveying and Mapping Company dated April 25, 1983 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-S at Page 27, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Donald E. Van Deusen by deed of Paul K. Schroder recorded November 2, 1976 in the RMC Office for Greenville County, South Carolina, in Deed Book 1045 at Page 526. Donald E. Van Deusen conveyed a one-half (1/2) interest in and to such property to Carol M. Van Deusen by deed recorded June 2, 1982 in the RMC Office for Greenville County, South Carolina, in Deed Book 1167 at Page 896.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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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 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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