

JUL 29 3 03 PM '83

DONNIE S. DARRENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, Christian Christiansen, Jr. and Vickilynn Christiansen (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer E-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Four Thousand Three Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 2013;

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 certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, being shown and designated as Lot 547 on plat of Map Four Section Two Sugar Creek and recorded in the RMC Office for Greenville County in Plat Book 8-P at page 62, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Cherrywood Trail, joint front corner of Lots 547 and 548, and running thence along the joint line of said lots N. 59-59-02 W., 171.49 feet to an iron pin; thence turning and running along the rear property line of Lot 547 N. 33-04-33 E., 83.51 feet to an iron pin; thence turning and running along the joint line of Lots 546 and 547 S. 67-54-08 E., 165.9 feet to an iron pin; thence turning and running along Cherrywood Trail S. 26-03-25 W., 39.34 feet to a point; thence continuing along Cherrywood Trail S. 30-00-58 W., 67 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. dated and recorded simultaneously herewith in the RMC Office for Greenville County in Deed Book 1193 at page 353.

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which has the address of 108 Cherrywood Trail, Greer (City)
SC 29651 (State and Zip Code) (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 lawfully 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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