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THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagor, DAVID W. EARLEY (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 SEVENTY EIGHT THOUSAND AND NO/100 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 the State of South Carolina, County of Greenville, being shown and designated as Lot 88, on a plat of FOXCROFT, Section 1, Map 3, recorded in the RMC Office for Greenville County in Plat Book 4F at Page 4, and having, according to a more recent survey prepared by Freeland and Associates, dated July 27, 1983, entitled "Property of David W. Earley", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 88 and 89 and running thence N. 45-29 W. 202.2 feet to an iron pin; thence running with the line of Lot 92, N. 19-50 E. 80.0 feet to an iron pin with the line of Lot 82; thence turning and running with the line of Lot 83, N. 86-44 E. 120.0 feet to an iron pin; thence turning and running with the line of Lot 87, S. 25.26 E. 189.5 feet to an iron pin; thence turning and running with Runnymede Road, S. 62-48 W. 50.0 feet to an iron pin; thence continuing with said Road S. 52-40 W. 50.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Cothran & Darby Builders, Inc., dated February 10, 1983 and recorded on February 14, 1983, in the RMC Office for Greenville County in Deed Book 1182 at Page 486.

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which has the address of 9 Runnymede Road Greenville South Carolina 29607 (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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