

GREENVILLE
AUG 12 2 17 PM '83
JOHN... ..

MORTGAGE

THIS MORTGAGE is made this 12th day of AUGUST 1983, between the Mortgagor, Bobby G. and Brenda D. DAVIS (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 F., Florence, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-FIVE THOUSAND THREE HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 12, 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 February 1, 1998;

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, with the buildings and improvements thereon, lying and being on the northeasterly side of Cliffwood Lane, near the City of Greenville, South Carolina, and being designated as lot 356 on Map Number 6, of Sugar Creek, as recorded in the R. M. C. Office of Greenville County in Plat Book 6H, Page 63, and having such metes and bounds as are shown thereon;

This mortgage is made subject to all restrictions rights of way, easements and other encumbrances of record;

This is the same property conveyed to the Murray H. and Carol G. Boozer by deed from Cothran and Darby Builders, Inc., dated August 6, 1979, and recorded in Deed Book 1108 at Page 755, and which was subsequently transferred to the mortgagors by deed from the said Murray H. and Carol Boozer by deed recorded simultaneously with this instrument, dated August 12, 1983.

which has the address of 111 Cliffwood Lane Greer, SC 29651 (Street) (City) (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.

08180

74328 W. 3