

MORTGAGE

1928 378

SEP 30 1983

THIS MORTGAGE is made this 29th day of September 1983, between the Mortgagor, Bernard P. Wychules and Loretta J. Wychules (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 P.O. Drawer F-20 Florence, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 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 October 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 600 on a plat of Sugar Creek, Map I, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book 9-F, Page 35 and having, according to a more recent survey prepared by Freeland and Associates on September 26, 1983, entitled "Property of Bernard P. Wychules and Loretta J. Wychules", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Shallowstone Road, at the joint corner of Lots 600 and 601 and running thence along the common line of said Lots N. 35-30 W., 160.24 feet to an iron pin; thence along the rear of Lot 600 N. 59-35 E., 88.05 feet to an iron pin; thence along the common line of Lots 599 and 600 S. 41-34 E., 147.79 feet to an iron pin on the northern side of West Shallowstone Road; thence along the northern side of West Shallowstone Road S. 51-28 W., 103.5 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc., recorded simultaneously herewith.

which has the address of 102 Shallowstone Road Greer South Carolina 29651 (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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