

MORTGAGE
DEED, 1983

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FHA# 461-194997-203b

VOL 1638 PAGE 43

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That we, **JOHN C. THEISEN and ESTHER BERREY THEISEN** of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings.

WHEREAS, the Mortgagor is well and truly indebted unto
BANKERS LIFE COMPANY

organized and existing under the laws of **the State of Iowa**, a corporation
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
SIXTY FOUR THOUSAND FOUR HUNDRED FIFTY AND NO/100 Dollars (\$ **64,450.00**).

with interest from date at the rate of **Twelve and one-half** per centum (**12.50**)
per annum until paid, said principal and interest being payable at the office of **Bankers Life Company**
711 High Street (Polk County) in **Des Moines, Iowa 50307**
or at such other place as the holder of the note may designate in writing, in monthly installments of
SIX HUNDRED EIGHTY EIGHT AND 33/100 Dollars (\$ **688.33**),
commencing on the first day of **January**, 19 **83**, and on the first day of each month thereafter until the prin-
cipal 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 **Decemebr, 2013**.

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, bar-
gained, 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 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 7, on a plat of Heritage Lakes, recorded in the RMC
Office for Greenville County, S. C. in Plat Book 6H at Page 17, and
having, according to a more recent survey prepared by Freeland and Asso-
ciates, dated November 21, 1983, entitled "Property of John C. Theisen
and Esther Berrey Theisen" the following metes and bounds, to-wit:**

**BEGINNING at an iron pin at the joint front croners of Lots 6 and 7 and
running tehnce S. 7-20-31 W. 259.53 feet to an iron pin; thence running
S. 74-09-45 W. 67.00 feet to an iron pin; thence running with the line
of Lot 8, N. 9-49-03 W. 282.41 feet to an iron pin; thence turning and
running with Harness Trail N. 88-45-44 E. 107.66 feet to an iron pin;
thence continuing with said Trail S. 82-39-29 E. 38.46 feet to an iron
pin, the point of BEGINNING.**

**THIS is the same property conveyed to the Mortgagors herein by deed of
Jeffrey D. Armfield and Margaret K. Armfield, dated November 30, 1983,
and recorded silultaneously herewith.**

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 encum-
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee
together 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 and interest on the indebtedness evidenced by the said note, at the times and in the
manner herein provided. Payment is required to pay the debt in whole, or in an amount equal to one or more monthly payments or
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 assignment to exercise such payment is given at least thirty (30) days prior to prepayment.

10015 6 000 31A01

1638 43

1638 43