

FILED
GREENVILLE S.C.
NO 5 8 53 AM '83

MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ORLAND E. BARBREY and BARBARA H. BARBREY of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS MORTGAGE CORPORATION

a corporation organized and existing under the laws of South Carolina, hereinafter 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 FORTY-SIX THOUSAND SEVEN HUNDRED TEN AND NO/100 Dollars (\$ 46,710.00) ^{46,710.00}

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 Mortgage Corporation in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of FOUR HUNDRED NINETY EIGHT AND 86/100-----Dollars (\$ 498.86-----), commencing on the first day of February, 1984, and on the first day of each month thereafter until the principal 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 January, 2014.

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, bargained, 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 piece, parcel, or lot of land located in the County of Greenville, State of South Carolina, being shown and designated as Lot 22 of Dove Tree Subdivision on a plat recorded in Plat Book 4-X at Page 23, in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an existing iron pin, where the boundary of Lot 22 and 23 intersect Shinleaf Drive and running N. 66-18 E. 158.2 feet to an iron pin; thence S. 22-33 E. 160.0 feet to an iron pin; thence S. 67-19 W. 85 feet to an iron pin; thence N. 74-39 W. 39.3 feet to an iron pin; thence N. 36-36 W. 100.00 feet to an iron pin; thence N. 48-59 W. 40.0 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, restrictions, and protective covenants of record.

This is the same property conveyed to the Grantors by deed from Lloyd S. Young and Pauline C. Young dated August 29, 1980 and recorded in Deed Book 1132 at Page 451, September 2, 1980, in the RMC Office for Greenville County.

This is the same property conveyed to Orland E. Barbrey and Barbara H. Barbrey from Robert C. Harris and Susan T. Harris November 25, 1983, recorded in RMC for Greenville County in Deed Book 1261 at Page 568, December 2, 1983.

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 encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, 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 of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on 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 an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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