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GREENVILLE, SOUTH CAROLINA

10-10-83 10:34

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Stephen M. Ledford and Annette C. Ledford

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, hereinafter called 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 Thirty Eight Thousand Five Hundred and No/100 Dollars (\$ 38,500.00), 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 delivered or mailed to the Mortgagor, in monthly installments of Four Hundred Eleven and 18/100 ----- Dollars (\$ 411.18), commencing on the first day of February, 1984, and continuing 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 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property 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 County of Greenville, State of South Carolina, and being known and designated as Lot 23, Pinehurst Subdivision, Block C, according to a plat prepared of said subdivision by W. N. Willis, Engineers, October 28, 1948, which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, at Page 77-A, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Pinehurst Drive, joint front corner with Lot 22 and running thence with the common line with said Lot, N. 62-23 E. 128.7 feet to a point; thence, S. 25-58 E. 60 feet to a point, joint rear corner with Lot 24; thence running with the common line with said Lot, S. 62-23 W. 127.9 feet to a point on the edge of Pinehurst Drive; thence running with the edge of said Drive, N. 26-48 W. 60 feet to a point on the edge of said Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Michael Allen Petersen and Susan Hill Petersen, of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

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Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

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Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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