

FILED  
GREENVILLE CO. S. C.

GREENVILLE CO. S. C.

995035

VOL 1637

DEC 13 29 PM '83

MORTGAGE

# 1878

VOL 1644 PAGE 34

DONNIE S. BRIDGESLEY  
R.M.C.

THIS MORTGAGE is made this 1st day of December 1983, between the Mortgagor, William A. Bridges (herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Bankers Mortgage Corp. P. O. Drawer F-20, Florence, S. C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/one-hundredths (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 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 located in the County of Greenville, State of South Carolina, and lying and being on the north-eastern side of Longview Terrace and being shown as Lot #43-A of Forest Heights Subdivision according to a plat recorded in the R.M.C. office of Greenville County in Plat book P at page 71 and having, according to a more recent plat and title property survey for William A. Bridges by Arbor Engineering dated November 30, 1983 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Longview Terrace the joint front corner of Lots 43 and 43-A and running thence with the line of Lot 43, N. 47-55 E. 116.32 feet to an iron pin; thence N. 31-28 W. 32.71 feet to an iron pin; thence N. 47-23 W. 64.39 feet to an iron pin at the joint rear corner of Lots 43-A and 44; thence the line of Lot 44, S. 39-36 W. 118.32 feet to an iron pin on the northeastern edge of Longview Terrace; thence S. 42-34 E. 79.15 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Mortgagor herein by deed of Patricia O. Smith said deed being dated December 1, 1983 and being duly recorded in the RMC office of Greenville County in Deed book at page .

In the event that William A. Bridges shall cease to be an employee of Bankers Trust of South Carolina, or of its subsidiary, for any reason other than death, disability or retirement, then, as of the first day of the first month following the month in which such employment ceased, the interest rate payable on the remaining unpaid principal balance of this note shall be adjusted to 12.265 percent per annum and shall remain at that rate until the debt evidenced by this Note is paid in full.

which has the address of (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 seised 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.

LEATHERWOOD, WALKER, TODD & MARR

500

SCTO --- 1 DE 183 246  
SCTO --- 1 JAN 784 919

4.0001  
4.0001

4328-RV-2