

FEB 23 4 55 PM '84

MORTGAGE

JOHN S. WINSLEY  
R.M.C.

THIS MORTGAGE is made this 20th day of February 1984, between the Mortgagor, BARRY N. LENTZ AND CATHY A. LENTZ Bankers Mortgage Corporation (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 Post Office Drawer F-20, Florence, South Carolina, 29503 (herein "Lender").

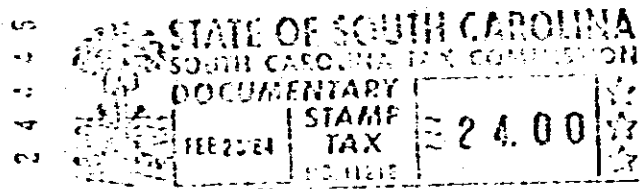
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014

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 602, Map I, Section III, Sugar Creek, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 9F at Page 35, and having, according to a more recent survey prepared by Freeland and Associates, dated February 16, 1984, entitled "Property of Barry N. Lentz and Cathy A. Lentz", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 602 and 603 and running thence N. 23-21 W. 157.21 feet to an iron pin; thence running with the lines of Lots 594 and 595 N. 59.35 E. 86.73 feet to an iron pin; thence running with the line of Lot 601 S. 29-25 E. 163.32 feet to an iron pin; thence turning and running with West Shallowstone Road S. 63-37 W. 103.5 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated February 20, 1984 and recorded simultaneously herewith.



which has the address of 106 West 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 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.

17  
FEB 23 1984  
S. OCCI

0649

24328-RV-2