

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED
GREENVILLE, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. C. CHAN and RUBY CHAN, 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
TWENTY-FIVE THOUSAND FOUR HUNDRED AND NO/100--- Dollars (\$ 25,400.00).

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
Two Hundred Seventy-One and 27/100-----Dollars (\$ 271.27).
commencing on the first day of **April**, 19 **84**, 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 **March, 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as **Unit 17-C Summit Place Horizontal Property Regime**, as is more fully described in Master Deed, dated November 7, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1136, at pages 871 through 932, inclusive, in Plat Book 7-X, at page 55.

This mortgage is subject to all restrictions, zoning ordinances, and easements that may appear of record, on the recorded plat(s), or on the premises and is further subject to the terms and conditions of the aforesaid Master Deed.

This is the same property conveyed to the mortgagors herein by deed of **Boan-Farnsworth Properties**, a South Carolina General Partnership, consisting of **O. Sam Boan and James O. Farnsworth**, dated April 23, 1982, and recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 1177, at page 169.

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Mortgagor's Address:
K-7 Town Park Condominiums
3706 E. North Street
Greenville, S. C. 29615

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 10.16

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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