

MORTGAGE

FILED  
GREENVILLE, S.C.

FEB 21 4 15 PM '84

THIS MORTGAGE is made this 20th day of February 19. 84, between the Mortgagor, Editt. B. DeBauche and Reverly K. DeBauche (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Drawer F-20 Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Seven Thousand One Hundred and No/100 (\$77,100.00) 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 County of Greenville, State of South Carolina, and being known and designated as Lot 52, Northwood Subdivision, Section I, according to a plat prepared of said subdivision by Piedmont Surveyors, the plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at Page 98, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bendingwood Circle, joint front corner with Lot 53 and running thence with the common line with said Lot, S. 40-00-48 E. 191.35 feet to a point in the line with Lot 74; thence running with the common line with said Lot, N. 62-00 E. 40 feet to a point, joint rear corner with Lot 51; thence running with the common line with said Lot, N. 21-49-27 W. 178.91 feet to a point on the edge of Bendingwood Circle; thence running with the edge of said Circle, S. 74-03-09 W. 44 feet to a point on the edge of said Circle; thence continuing with the edge of said Circle, S. 62-02-24 W. 56 feet to a point on the edge of said Circle, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Brown Properties of S.C., Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
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which has the address of 11 Bendingwood Circle, Taylors, South Carolina 29687 (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.

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