

FILED
GREENVILLE CO. S.C.
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DORIS W. BANKERSLEY

MORTGAGE

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THIS MORTGAGE is made this 24 day of February 1984, between the Mortgagor, Michael P. Quinn and Claudia R. Quinn (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").

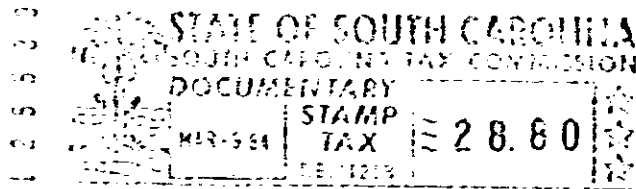
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 343 of Poinsettia, Sheet Two, Section Five, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 5) at Page 34; and by a more recent plan entitled "Property of H. J. Sterling and Donna R. Sterling," prepared by Richard D. Wooten, RLS #4678, on November 3, 1981; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Hillpine Drive and running thence with the common property line of Lots 344 and 343, N. 46-24 W. 165.19 feet to an iron pin; thence N. 41-00 E. 115.0 feet to a mark on Duke Power box; thence turning and running with the common property line of Lots 343 and 342, S. 48-00 E. 162.4 feet to an iron pin on Hillpine Drive; thence running along said Drive as follows: S. 43-28 W. 56.0 feet to an iron pin; continuing S. 36-24 W. 63.9 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Equitable Relocation Management Corp. recorded on March 9, 1984 in Deed Book 1207 page 791.



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which has the address of 510 Hillpine Drive, Simpsonville, SC 29681 (Street) (City)
 (herein "Property Address");
 (State and Zip Code)

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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