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GREENVILLE CO. S.C.
MAY 12 3 12 PM '84
DONNIE BRUNSA
GREENVILLE

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kent Alan Berg & Cheryl Ann Berg

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 North 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 Thirty-Six Thousand, Eight Hundred Forty-Nine and 00/100 Dollars (\$36,849.00).

with interest from date at the rate of per centum (12.75 %) 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 ~~XX~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~BANK~~ ~~XX~~ commencing on the first day of May, 1984, 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 April 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 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 189, Sunny Slopes Subdivision, Section Three, according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, November 11, 1976, and which said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, at Page 11, and according to said plat having the following courses and distances, to-wit:

Beginning at a point on the edge of Bubbling Creek Drive, joint corner with Lot 188 and running thence with the common line with said Lot N. 32-49 W. 150 feet to a point in the line with Lot 197; thence running with the common line with Lots 197 and 196 N. 57-11 E. 80 feet to a point, joint rear corner with Lots 196, 195 and 190; thence running with the common line with Lot 190 S. 32-49 E. 150 feet to a point on the edge of Bubbling Creek Drive; thence running with the edge of said Drive S. 57-11 W. 80 feet to a point on the edge of said Drive, the point of beginning.

The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances, recorded or unrecorded.

This is the same property conveyed to the Grantors herein by deed of Brown Enterprises of South Carolina, Inc., dated July 6, 1979, and recorded in the RMC Office for Greenville County in Volume 1106, Page 271.

** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 40,059.77

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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