

FILED
GREENVILLE, S.C.

MORTGAGE

1011053 REC 399

MAR 23 12 49 PM '84

THIS MORTGAGE is made this Twenty-First day of March
19. 84, between the Mortgagor, JAMES R. ALLEN and AVIS M. ALLEN
(herein "Borrower"), and the Mortgagee,
BANKERS MORTGAGE CORPORATION, a corporation organized and existing
under the laws 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 THREE THOUSAND NINE
HUNDRED AND NO/100 (\$63,900.00) Dollars, which indebtedness is evidenced by Borrower's note
dated March 21, 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 APRIL 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, known and designated as a portion
of Lot #14 and Lot #14 on Plat of GREEN LAKE ACRES, Subdivision, as recorded in
the RMC Office for Greenville County, SC, in Plat Book JJJ at Page 115; being more
particularly described on plat prepared by R. B. Bruce, RLS, dated March 15, 1984,
entitled "PROPERTY OF JAMES R. ALLEN & AVIS M. ALLEN" and recorded in the RMC Office
for Greenville County, SC, in Plat Book 101 at Page 7 of even date herewith;
said plat being craved for the specific metes and bounds as appear thereon.

This being the same property conveyed to Mortgagors herein by deed of Merrill Lynch
Relocation Management Inc., dated March 15, 1984, and recorded in the RMC Office
for Greenville County, SC, of even date herewith.

The Step Rate, Adjustable Rate Rider Attached Hereto is Incorporated Herein and
Considered a Part Hereof.

RECEIVED BY THE CLERK OF THE COURT
FOR THE COUNTY OF GREENVILLE
SOUTH CAROLINA
TAX \$ 26.56

which has the address of Route 14, Pruitt Drive, Greenville,
South Carolina 29607 (herein "Property Address");
[Street] [City]
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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 seized 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.

MAR 23 1984

REC-2