

FILED
GREENVILLE CO. S. C.
APR 17 4 11 PM '84
JONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

W 1127-1901

THIS MORTGAGE is made this 17th day of April 1984, between the Mortgagor, George P. Elkins and Rebecca Elkins (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is 324 W. Evans Street, P. O. Drawer F-20, Florence, South Carolina 29501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand and No/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 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 May 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 known and designated as Lot No. 9, Wilson Acres Subdivision, according to a plat prepared of said property by Jones Engineering Service, July 21, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at Page 23, according to a more recent plat prepared of said lot by John A. Simmons, R.L.S., April 11, 1984, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-L, at Page 85, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Chesterfield Street, joint front corner with Lot 10 and running thence with the common line with said Lot, N. 87-24 E. 120 feet to an old iron pin in the common line with Lot 3; thence running with the common line with said Lot, S. 0-43 E. 128.97 feet to a fence post, joint rear corner with Lot 8; thence running with the common line with said Lot, S. 89-14 W. 116.01 feet to an old iron pin on the edge of Chesterfield Street; thence running with the edge of said Street, N. 2-31 W. 125 feet to an iron pin on the edge of said Street, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Riddle Brothers & West Builders, Inc., of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 17 '84
\$ 15.20
TS 11218

" THE RIDER TO THE MORTGAGE WHICH IS ATTACHED HERETO AND EXECUTED ON THE SAME DAY IS HEREBY INCORPORATED INTO THE MORTGAGE. THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WAS A PART THEREOF."

RCE & PC

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which has the address of 106 Chesterfield Street Greer South Carolina 29651 (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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