

MORTGAGE

28384 ORM apb
Mark J. Smith et al

3:55
THIS MORTGAGE is made this 19th day of April 1984, between the Mortgagor, MARK J. SMITH AND DONNA N. SMITH (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 E-20, Florence, South Carolina 29503 (herein "Lender").

NO. 1058
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WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY-SIX THOUSAND AND NO/100 (\$136,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 on the southerly side of Old Salem Avenue, in the County of Greenville, State of South Carolina, being shown as Lot No. 25 on a plat of Deerfield Subdivision, Section One, prepared by Freeland and Associates, recorded in Plat Book 8-P at page 14 in the Office of the R.M.C. for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Old Salem Avenue at the joint front corner of Lot 24 and Lot 25, and running thence with Lot 24, S. 25-37 W. 180 feet to an iron pin at the joint rear corner of Lot 24 and Lot 30; thence with Lot 30, S. 14-09 E. 90.0 feet to an iron pin at the joint rear corner of Lot 29 and Lot 30; thence with Lot 29 and Lot 28, S. 69-05 E. 158.41 feet to an iron pin; thence N. 40-14 E. 84.21 feet to an iron pin; thence N. 58-45 E. 76.44 feet to an iron pin; thence N. 76-26 E. 35.88 feet to an iron pin; thence N. 10-34 E. 79.83 feet to an iron pin at the joint rear corner of Lot 22 and Lot 25; thence with Lot 22, N. 56-14 W. 238.48 feet to an iron pin at the joint front corner of Lot 22 and Lot 25; thence S. 74-42 W. 65.50 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Mae Belle Esco Fant and Janice Fant Gilmore recorded February 23, 1983, in Deed Book 1182 at page 984 in the R.M.C. Office for Greenville County.

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.

[Handwritten signature]

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
APR 19 84
STAMP TAX \$ 54.40

which has the address of 102 Old Salem Avenue, Greenville, South Carolina 29651... (Street) (City)
..... (herein "Property Address");
(State and Zip Code)

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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 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.

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