

Please Mail to Donald L. Van Riper
Suite 3, 700 East North Street, Greenville, SC

MORTGAGE

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FILED
GREENVILLE, S.C.

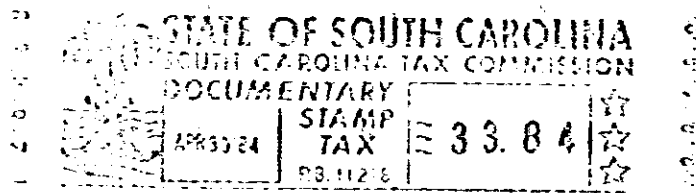
APR 30 10 01 AM '84
THIS MORTGAGE is made this 30th day of April, 1984,
1984, between the Mortgagor, EYENOCH N. TSAI AND WOON LENG TSAI
(herein "Borrower"), and the Mortgagee,
BANKERS MORTGAGE CORPORATION, a corporation organized and existing
under the laws of South Carolina, whose address is P. O. Drawer
F-20, Florence, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY FOUR THOUSAND
AND SIX HUNDRED - (84,600) Dollars, which indebtedness is evidenced by Borrower's note
dated April 30, 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 5/1/2014 AD.

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:

Lot 104 of a subdivision known as Cliff Ridge Colony, Phase I,
Sheet 3, as shown on a plat by Arbor Engineering recorded in Plat
Book 9-F at Page 54, reference to which is craved for a metes and
bounds description;

This is the same property conveyed to the mortgagor by deed from
David Schumpert, dated 4/30/84 and recorded simultaneously with
this instrument.



which has the address of Lot 104, Cliff Ridge, Greenville, South Carolina
(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 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.

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