

FILED  
GREENVILLE  
MAY 15 10 35 AM '84  
MORTGAGE

vol 1692 page 571

THIS MORTGAGE is made this 14th day of May, 1984, between the Mortgagor, Richard W. Pickens and Kathy S. Pickens (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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 June 1, 2014

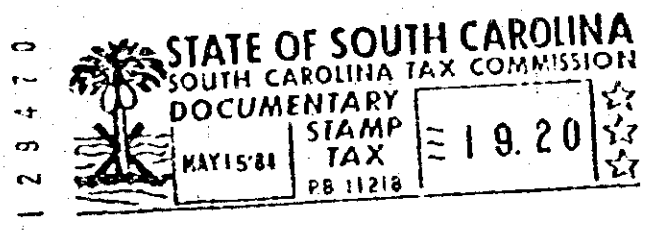
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of Shore Drive and being known and designated as Lot No. 94 on plat of LAKEWOOD Subdivision recorded in the RMC Office for Greenville County in Plat Book QQ at Page 15 and being shown on a more recent plat entitled "Survey for Richard W. Pickens and Kathy S. Pickens", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated May 8, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10N at Page 89, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed of Builder Service Group, Inc. recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Drawer F-20, Florence, South Carolina 29503.

6  
2 MAY 15 84 1536



which has the address of 48 Shore Drive, Greenville (City) South Carolina 29609 (State and Zip Code) (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.

0571

2028 MAY 21