

RECORDED
 MAY 15 1984
 GREENVILLE S.C.
 R.M.C. OFFICE
MORTGAGE

3011822
 C# 10024
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THIS MORTGAGE is made this 3rd day of April 1984, between the Mortgagor, J. David DeBusk and Tammy O. DeBusk (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand Eight Hundred and no/100 (\$33,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 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 of that lot of land in the County of Greenville, State of South Carolina, near Marietta, shown as Lot No. 27, Section II, on plat of FOREST HILLS recorded in the R.M.C. Office for Greenville County in Plat Book 4-J, at Page 55, reference being craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Mark A. Waldrop and Joyce Waldrop Shipman dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
 DOCUMENTARY TAX COMMISSION
 DOCUMENTARY TAX STAMP
 APR 24 1984 \$ 18.52

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.

Initial *DD* Initial *DD*
 which has the address of 27 South Forest Circle Marietta
 (Street) (City)
 South Carolina 29661 (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 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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