

MORTGAGE

12.37

THIS MORTGAGE is made this 30th day of May 1984, between the Mortgagor, JAMES E. POSTON and DIANNE W. POSTON (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").

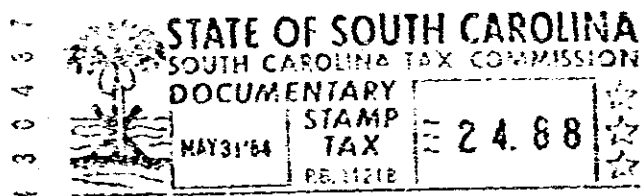
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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, lying and being on the Southern side of Wetherill Road in Greenville County, South Carolina, and being shown and designated as Lot No. 120 on a plat of Del Norte Estates, Sheet 2, made by Piedmont Engineers, dated August 28, 1968, and recorded in the RMC Office in Plat Book WWW at Page 33, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Wetherill Road at the joint front corners of Lots 119 and 120 and running thence with the common line of said lots, S. 7-39 W., 164.7 feet to an iron pin in the rear line of Lot No. 112; thence with a portion of the rear line of Lots 111 and 112, S. 84-39 E., 100 feet to an iron pin; thence with common lines of Lots 120 and 121, N. 7-35 E., 159.9 feet to an iron pin on the Southern side of Wetherill Road; thence with the Southern side of Wetherill Road, N. 86-35 W., 35.2 feet to an iron pin; thence continuing with the Southern side of Wetherill Road, N. 79-20 W., 64.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Raymond M. Montagne and Isabelle M. Montagne recorded in the Greenville County RMC Office in Deed Book 1213 at Page 946 on May 31, 1984.



which has the address of 3 Wetherill Road Greenville (Street) (City) SC 29615 (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.

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