

1987 755

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 the Mortgage as if the Rider was a part thereof.

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 16 1984. The mortgagor is J. Richard Kelly and Linda L. Kelly ("Borrower"). This Security Instrument is given to Bankers Life Company, which is organized and existing under the laws of Iowa, and whose address is 711 High Street, Polk County, Des Moines, Iowa 50307 ("Lender").

Borrower owes Lender the principal sum of One hundred ten thousand and 00/100 Dollars (U.S. \$ 110,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, situate lying and being on the southern side of Altamont Road, formerly Trowbridge Avenue, in Greenville County, South Carolina as shown on plat of survey entitled "Property of J. Richard Kelly and Linda L. Kelly" made by C. O. Riddle, R.L.S., dated August 14, 1984 and recorded in the RMC office for Greenville County in Plat Book 10W at page 19 and having according to said plat the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southern side of Altamont Road at the joint corner of the within tract lands belonging to Jack C. Ward; thence running with the line of said property S. 05-03 W. 327.95 feet to an iron pin in the line of property belonging to W. R. Stephenson, Jr.; thence with said line, N. 76-56 W. 192.88 feet to an iron pin; thence continuing with said line, N. 35-54 W. 104.23 feet to an iron pin at the joint corner of land of J. Robert Thomason; thence with the Thomason line N. 23-54 E. 300.20 feet to an iron pin on the southern side of Altamont Road; thence with the southern side of Altamont Road as follows: S. 51-39 E. 87.66 feet, S. 71-48 E. 60.61 feet to an iron pin and S. 85-20 E. 30 feet to an iron pin, the point of BEGINNING.

The above described property is the same property conveyed to the Mortgagors by deed of Ruth M. Thomason to be recorded herewith.

which has the address of Route 12, 413 Altamont Rd., Greenville, South Carolina 29609 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

RECORDED IN 1 AUG 24 1987

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