

FILED S.C. SEP 20 11 24 AM '84 DONNIE S. BERSLEY R.M.C.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31 19 84 The mortgagor is Michael G. Marcades

("Borrower"). This Security Instrument is given to

Bankers Mortgage Corporation, which is organized and existing under the laws of South Carolina, and whose address is P. O. Drawer F-20 Florence, South Carolina 29503 ("Lender").

Borrower owes Lender the principal sum of Fifty-Six Thousand Nine Hundred Fifty and No/100----- Dollars (U.S. \$ 56,950.00). 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 certain piece, parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Part Lot 75 and Part Lot 76 of Verdin Estates as shown on a plat prepared by Carolina Surveying Company, dated August 29, 1984, entitled "Property of Michael G. Marcades" and recorded in the RMC Office for Greenville County in Plat Book 10 W Page 84; and having, according to said plat, the following metes and bounds, to-wit, reserving, however, a 68 foot Duke Power right of way as shown on the referred to plat:

BEGINNING at an iron pin located 65.7 feet from Edith Drive, joint front corner of Part of Lot 75 and Part Lot 75, and running thence along the common line of the two parts of Lot 75, N. 88-27 W. 140.0 feet to an iron pin; thence turning and running N. 1-33 E. 88.3 feet to an iron pin; thence turning and running along the common line of Part Lot 76 and adjoining Part Lot 76, S. 88-27 E. 140.0 feet to an iron pin on the western side of Blakely Drive; thence turning and running S. 1-33 W. 88.3 feet to an iron pin, the point of beginning.

Part Lot 75 being the identical property conveyed to Grantor herein by deed of Kenneth W. Dempsey and Deborah R. Dempsey by deed recorded in Deed Book 1155, Page 452 on September 22, 1981. Part Lot 76 being the identical property conveyed to Davidson-Vaughn by deed of Jim Vaughn Associates, recorded in Deed Book 1202, Page 197 on December 7, 1983.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, rights of way and easements that may appear of record, on the recorded plat(s), or on the premises.

Same property conveyed to Michael G. Marcades by deed of Davidson-Vaughn, a General Partnership recorded in Deed Book 1221, Page 29 of even date herewith, which has the address of 76 Blakely Street Mauldin (C-3)

South Carolina 29662 ("Property Address"); [Zip Code]

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.

GCTO 3 SEP 20 84 026 566 6.00 CT 4.00 CD

