

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 13 1 23 PM '84

TO ALL WHOM THESE PRESENTS MAY COME, WALKERSLEY R.H.C.

Wilson Farms Partnership of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

, a corporation organized and existing under the laws of Iowa hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty Four Thousand Two Hundred Fifty and No/100 Dollars (\$ 44,250.00),

with interest from date at the rate of Thirteen and fifty one-hundredths per centum (13.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company in Des Moines, Polk County, Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Seven and 11/100 Dollars (\$ 507.11), commencing on the first day of February, 1985, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2015

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville on the southwest side of Boling Road being shown and designated as Lot 19 on a plat of Plantation Estates, property of Dempsey Real Estate Company, Inc. made by Campbell and Clarkson, Surveyors, Inc., dated December 16, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Boling Road, at the joint front corner with the property of Dempsey and running thence with the Dempsey property line, S. 56-06 W., 250 feet to an iron pin; thence S. 49-54 E., 100 feet to an iron pin on the property line of Plantation Estates; thence, with the line of Plantation Estates, N. 56-06 E., 250 feet to an iron pin on the southwestern side of Boling Road; thence with the side of said road, N. 49-54 W, 100 feet to an iron pin being the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Walker & Walker Investments Company, a general partnership, conveying an undivided 51/100ths interest, recorded in the RMC Office for Greenville County in Deed Book 1160 at Page 92 on December 29, 1981; by deed of Joe Thomason, conveying an undivided 33 and 25/100ths interest, recorded in the RMC Office for Greenville County in Deed Book 1182 at Page 950 on February 22, 1983 and by deed of Joe Thomason, conveying an undivided 15 and 75/100ths interest, recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 420 on June 21, 1984.

400 Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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