

FILED
GREENVILLE, S.C.
DEC 27 11 02 AM '84
DONNIE S. RIVERSLEY
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Elaine F. Rivers

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

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation

a corporation
organized and existing under the laws of South Carolina, 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 thirty seven thousand nine hundred ninety and 00/100,
Dollars (\$37,990.00)

with interest from date at the rate of twelve and one half per centum (12.5 %)
per annum until paid, said principal and interest being payable at the office of
Bankers Mortgage Corp. in Florence, S. C.,
or at such other place as the holder of the note may designate in writing, in monthly installments of Four hundred five
and 73/100 Dollars (\$405.73),
commencing on the first day of February, 1985, and on the first day of each month thereafter until the prin-
cipal 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, bar-
gained, 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 Greenville
State of South Carolina:

ALL that piece, parcel or lot of land in the State of South Carolina,
County of Greenville, City of Greenville being shown on a plat of StoneLand
Co. recorded in the RMC Office for Greenville County in Plat Book A, at
page 336 and also known as "Property of Elaine F. Rivers" dated December
12, 1984 recorded in Plat Book 11-D, at page 80; and having
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of West Croft Street at
joint front corner of property of Ecta Vaughan and running thence with
the Vaughan line S1-41W, 105 feet to an iron pin; thence N85-39W, 75 feet
to an iron pin; thence N1-41E, 105 feet to an iron pin on south side of
West Croft Street; thence with said street S85-39E, 75 feet to the point
of beginning.

This is the same property conveyed to the mortgagor by deed of
Phyllis Berry and Frances Marie B. Greenway recorded of even date.

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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 encum-
brances 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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