

LEATHERWOOD, WALKER, TODD & MANN

GREENVILLE CO. S. C.

Mortgagee's Address - c/o Aiken-Speir, Inc.  
P.O. Box 391, Florence, S.C.

GREENVILLE CO. S. C.

**MORTGAGE**

44242  
BOOK 69 PAGE 652  
1414 PAGE 918  
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THIS MORTGAGE is made this 4 day of November 1977, between the Mortgagor, JOHN L. FULMER, JR. AND CYNTHIA G. FULMER (herein "Borrower"), and the Mortgagee, BANKERS TRUST OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, whose address is c/o Aiken-Speir, Inc., P. O. Box 391, Florence, South Carolina 29501 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand and 00/100--- (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness shall become vested in any other person or entity in any manner whatsoever other than because of the death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if John L. Fulmer, Jr. shall cease to be an employee of Bankers Trust of South Carolina, or a subsidiary, for any reason other than death, then, and in such event, the remaining principal balance secured by this mortgage together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

ATTEST  
*Sandra Henon*  
which has the address of 416 Piney Grove Road, Mauldin, South Carolina 29662  
[Street] Ian S. Walker [City]  
Senior Vice President  
(State and Zip Code) 19663

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.

SOUTH CAROLINA—1 to 4 Family—5/75—FNVA/FPLMC UNIFORM INSTRUMENT

FILED  
GREENVILLE CO. S. C.  
DEC 17 1977  
REC'D  
GCTC

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