

# MORTGAGE

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

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, PH '81  
COUNTY OF GREENVILLE, S.S.

BOOK 1556 PAGE 38

TO ALL WHOM THESE PRESENTS MAY CONCERN:

we, Warren R. Adams and Deborah L.

Powers

Greenville, South Carolina

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

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

, a corporation  
, hereinafter  
organized and existing under the laws of Iowa  
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 Six Thousand Eight Hundred and 00/100ths Dollars (\$ 46,800.00 ),

with interest from date at the rate of sixteen and one-half per centum ( 16.50 %)  
per annum until paid, said principal and interest being payable at the office of Bankers Life Company  
in Des Moines, Iowa

or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred  
Forty Eight and 65/100ths Dollars (\$ 648.65 ),  
commencing on the first day of December, 19 81, 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 November, 2011.

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 Greenville  
State of South Carolina:

ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate in Greenville County, South Carolina, being known as Lot 17 on a plat of South Forest Estates, by Pickle and Pickle, Engineers, dated August 29, 1955, and recorded in Plat Book GG at Page 180 in the R.M.C. Office for Greenville County, South Carolina, which plat is incorporated herein by reference, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of East Belvedere Road, joint front corner of Lots 17 and 16, and running thence along the Eastern side of East Belvedere Road N. 5-19 W. 65 feet to an iron pin on the Eastern side of East Belvedere Road; thence N. 36-57 E. 33.6 feet to an iron pin on the South side of Fairfield Road; thence along the South side of Fairfield Road N. 79-13 E. 102.9 feet to an iron pin on the South side of Fairfield Road; thence S. 5-19 E. 99.8 feet to an iron pin, joint rear corner of Lots 17 and 16; thence along the joint lot line of said lots S. 84-41 W. 125 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, easements and rights-of-way appearing of record and also appearing by inspection of the premises.

(See back page)

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 an 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.

B  
M  
O  
O

4328 RV-2