

FILED  
GREENVILLE CO. S. C.  
APR 15 11 47 AM '83  
DONNIE S. JANKERSLEY  
R.M.C.

# 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 } ss:

Mortgagee's Mailing Address:  
P. O. Box 11702, Charlotte, N.C.  
28209

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Stanley H. Baker and Cynthia G. Baker of  
Greenville, South Carolina, 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 the State 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 Four Thousand Five Hundred Fifty and no/100 Dollars (\$ 44,550.00 )

with interest from date at the rate of Eleven per centum ( 11.00 % )  
per annum until paid, said principal and interest being payable at the office of Bankers Life Company,  
Des Moines, Polk County in Iowa  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Five Hundred Six and 53/100----- Dollars (\$ 506.53 ),  
commencing on the first day of June, 19 83, 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 May, 1998.

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 situate, lying and being in the  
State of South Carolina, County of Greenville, shown and designated as  
Lot #27 on plat of Tar Acres recorded in the R. M. C. Office for Greenville  
County in Plat Book PPP at page 12 and 13; and having, according to said  
plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Tar Boulevard, joint corner of  
lots 26 and 27, and running along the line of said lots, S. 47-44 E., 230  
feet; thence N. 49-00 E., 171.2 feet; thence N. 74-44 W., 250 feet to Tar  
Boulevard; thence along said Boulevard S. 42-16 W., 170 feet to the beginning  
corner.

This is the identical property conveyed unto the Mortgagors herein by deed  
of Salvatore C. Giaccone and Pauline R. Giaccone, recorded in the R. M. C.  
Office for Greenville County on July 17, 1981, in Deed Book 1181 at page 94.

The Mortgagors covenant and agree so long as this mortgage and the said  
note secured hereby are insured under the National Housing Act; they will not  
execute or file for record any instrument which imposes restrictions upon the  
sale or occupancy of the mortgaged property on the basis of race, color or  
creed. Upon any violation of this undertaking, the mortgagee may, at its  
option, declare the unpaid balance of the mortgage immediately due and payable.

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 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.

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