

MORTGAGE

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

FILED GREENVILLE S.C.

APR 19 9 47 AM '83

ss: DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN R. SEXTON and DONNIE McGUFFIN, of
GREENVILLE COUNTY, SOUTH CAROLINA, 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 -----THIRTY ONE THOUSAND, EIGHT HUNDRED AND
NO/100----- Dollars (\$ 31,800.00),

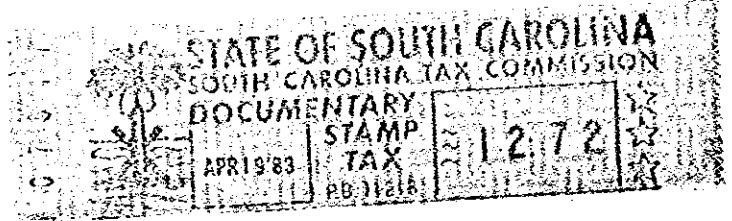
with interest from date at the rate of -----TWELVE-----per centum (12.00 %)
per annum until paid, said principal and interest being payable at the office of
BANKERS LIFE COMPANY in DES MOINES, POLK COUNTY, IOWA
or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED
TWENTY-SEVEN AND 22/100----- Dollars (\$ 327.22),
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, 2013

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 certain piece, parcel, or lot of land, with all improvements
thereon, situate, lying, and being in the State of South Carolina, County
of Greenville, within the corporate limits of the City of Greenville, in
Ward One, on Wilton Street, and having the following metes and bounds,
to-wit:

BEGINNING at a point on Wilton Street, 266 feet from Park Avenue (formerly
Carrier Street), and running thence S. 76 E., 186 feet to a 14-foot alley;
thence with said alley, N. 14 E., 58 feet to the Northeast corner of said
lot; thence N. 76 W., 186 feet to a stake on Wilton Street; thence along
Wilton Street, S. 14 W., 58 feet to the BEGINNING CORNER, being
Lot No. 28 on Plat recorded in the RMC Office for Greenville County, in
Plat Book H, at Page 304.

This is the identical property conveyed to the Mortgagors herein by Deed
of even date herewith from Eileen R. Hunter, to be recorded in the RMC
office for Greenville County, in Deed Volume 1186, at Page 612,
on April 12, 1983.



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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