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DONNIE R. M. S. WILEY

1023 0004

MORTGAGE

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, Jorge S. Mukoyama and Patricia M. Mukoyama (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southeasterly side of Cherrywood Trail near the City of Greenville, South Carolina, being known and designated as Lot No. 558 on Plat entitled Map Four, Section Two, Sugar Creek as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-P, at Page 62 and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the southeasterly side of Cherrywood Trail said pin being the joint front corner of Lots Nos. 558 and 559 and running thence with the common line S. 59-59-02 E. 196.82 feet to an iron pin the joint rear corner of Lots Nos. 558 and 559; thence S. 9-24-08 W. 85.47 feet to an iron pin the joint rear corner of Lots Nos. 557 and 558; thence with the common line of said lots N. 59-59-02 W. 226.91 feet to an iron pin on the southeasterly side of Cherrywood Trail; thence with the southeasterly side of Cherrywood Trail N. 30-00-58 E. 80 feet to an iron pin the point of beginning.

This is the identical property conveyed this date to the mortgagors herein by deed of Cothran & Darby Builders, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1195, at Page 453, on August 31, 1983.

DOCUMENTARY
STAMP
AUG 31 1983
\$ 30.00

which has the address of 111 Cherrywood Trail, Greenville, S. C. 29651 (herein "Property Address");

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 seized 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.

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