

FILED
GREENVILLE S.C.

MORTGAGE

800-1625 PAGE 32

SEP 12 10 09 AM '83

THIS MORTGAGE is made this 9th day of September 1983, between the Mortgagor, Etca R. White and John C. White (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box F-20 Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 those certain pieces, parcels or lots of land with the buildings and improvements thereon situate, lying and being on the Southwest side of Country Club Drive (formerly known as Park Drive) in that area annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown as Lots 9, 10, and 11 on plat of property of Roger C. Peace, et al, made by Dalton & Neves, Engineers, February 1938, recorded in the RMC Office for Greenville County, S. C. in Plat Book K at page 60, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southwest corner of the intersection of Country Club Drive and a 24-foot drive (now known as Ridge Drive) and running thence along the Southwest side of Country Club Drive N 77-31 W 71 feet to an iron pin; thence continuing along Country Club Drive N 73-39 W 150 feet to an iron pin; thence along the line of Lot 8 S 16-55 W 222 feet to an iron pin on the North side of Ridge Drive; thence along Ridge Drive the following courses and distances: S 70-56 E 80 feet, S 71-33 E 75 feet, N 89-56 E 50 feet, N 53-06 E 50 feet, N 29-37 E 65 feet, N 11-51 E 70.2 feet; thence N 6-17 W 50 feet to the beginning corner.

Being the same property conveyed to Mortgagors herein by deed of Anthony J. Ryan and Robert H. Ryan dated and recorded simultaneously herewith in Deed Book 1196 at page 101, office of the RMC for Greenville County, S. C.

STATE OF SOUTH CAROLINA
CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
SEP 1983
\$ 16.00

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which has the address of Country Club Drive Greenville (City) (Street)
S. C. 29605 (herein "Property Address"); (State and Zip Code)

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.