

RECORD 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.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Roy Delano McFarlin and

Sandra A. McFarlin

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS MORTGAGE

organized and existing under the laws of South Carolina, 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 Sixteen Thousand and No/100 Dollars (\$ 16,000.00),

with interest from date at the rate of Twelve and One-Half per centum (12.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage P. O. Drawer F-20 in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety Seven and 28/100 Dollars (\$ 197.28), commencing on the first day of September 1, 1983, 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 August 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, 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

State of South Carolina: All that certain piece, parcel or lot of land, situate, lying and being on the Western side of Pine Street near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as the Eastern portion of Lot No. 16, Section H, as shown on a plat of Woodville Heights prepared by W. J. Riddle, Surveyor, dated December, 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book L at Pages 14 and 15, being revised by a Plat prepared by James R. Freeland, dated July 6, 1983, entitled "Property of Roy D. McFarlin, Jr. and Sandra Allison McFarlin" to be recorded of even date herewith, and having according to said latest Plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of Pine Street at the joint corner of Lots Nos. 16 and 17, and running thence with the line of Lot No. 17, S. 67-38 W. 100.4 feet to an iron pin; thence N. 22-39 W. 60 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot N. 15, N. 67-38 E. 100.8 feet to an iron pin on the Western side of Pine Street; thence with the Western side of Pine Street S. 22-22 E. 60 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of even date to be recorded herewith, from Martha A. Turner, Margaret S. Meyer and Louie A. Sheppard, heirs at law of Roxie Sheppard who died intestate on September 4, 1972 and whos estate file is filed with the Probate Judge for Greenville in Apartment 1734, File 2. The said Roxie Sheppard received the property described above by deed of Eugene Rackley in Deed Book 576 at Page 111.

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 and 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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