

MORTGAGE

1834 2500

THIS MORTGAGE is made this 30th day of March 1984, between the Mortgagors, Karl Lee Brady and Mary Joyce Brady, (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Nine Thousand Three Hundred and No/100 (\$79,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.

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, together with all improvements thereon, situate, lying and being on the Southeastern side of Atherton Way, in the County of Greenville, State of South Carolina, being known and designated as Lot No. Seventy-Five (75) as shown on plat entitled "Devenger Pointe", prepared by Dalton & Neves Co., dated March, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9F, at Page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Atherton Way, at the joint front corner of Lots Nos. 75 and 76, and running thence with the joint line of said lots, S. 57-01 E. 140 feet to an iron pin in the line of Lot No. 74; thence with the line of Lot No. 74, S. 32-59 W. 100 feet to an iron pin on the Northeastern side of Devenhill Court; thence with the Northeastern side of Devenhill Court, the following courses and distances: N. 57-01 W. 115 feet to an iron pin; thence N. 12-01 W. 35.35 feet to an iron pin on the Southeastern side of Atherton Way; thence with the Southeastern side of Atherton Way, N. 32-59 E. 75 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Townes B. Johnson Company, Inc., dated March 30, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1209, at Page 454, on March 30, 1984.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP TAX
\$ 31.72
MARCH 30 1984

"The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider was a part thereof."

which has the address of 101 Devenhill Court Greer, 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 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.

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