

P. O. Drawer F-20
Florence, SC 29503

Vol 1839 Page 676

VA Form 26-6333 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

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MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: RICHARD N. KILPATRICK

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

BANKERS MORTGAGE CORPORATION

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called 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 Forty Thousand and No/100----- Dollars (\$40,000.00), with interest from date at the rate of Thirteen per centum (13 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Four Hundred, Sixty-eight and 80/100----- Dollars (\$ 468.80), commencing on the first day of June, 1984, and continuing 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 May, 2004.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 5.62 acres, more or less, as shown on plat entitled "Property of Richard N. Kilpatrick", dated April 13, 1984, prepared by Carolina Surveying Company, which plat is recorded in the RMC Office for Greenville County in Plat Book 10-11 at Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the Center of Roper Mountain Road, and running thence along said Road, S. 66-49 E. 100 feet to an old iron pin; thence continuing along said Road, S. 70-20 E. 100 feet to an old iron pin; thence continuing along said Road, S. 72-10 E. 100 feet to an old iron pin; thence turning and running along property now or formerly of Sandra H. Sprouse, S. 37-20 W. 849.7 feet to an old iron pin; thence turning and running N. 71-44 W. 305 feet to an old iron pin; thence turning and running along property line now or formerly of Harry O. Yearick, N. 37-23 E. 860.9 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Samuel G. Sanders and Joy O. Sanders, of even date, to be recorded herewith.

"Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee, may, at its option, declare all sums secured hereby immediately due and payable." *ANK*

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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