SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 27
19 84. The mortgagor is John L. Whitener and Peggy J. Whitener ("Borrower"). This Security Instrument is given to Bankers Mortgage Corporation , which is organized and existing

under the laws of South Carolina

, and whose address is P.O. Drawer F-20, Florence, ("Lender").

South Carolina 29501

dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and

assigns the following described property located in

Greenville

County, South Carolina:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the eastern side of MacNees Drive, being known and designated as Lot 4 and a part of lot 3 of Royal Oaks subdivision, a plat of which subdivision is recorded in the RMC Office for Greenville County in Plat Book QQ at Page 117 and having the following metes and bounds according to a more recent plat thereof entitled "Property of David L. Mason" dated April 10, 1968, prepared by R.B. Bruce, RLS, recorded in the R.M.C. Office for Greenville County in Plat Book XXX at page 115:

BEGINNING at an iron pin on the eastern side of MacNees Drive at the joint front corner of lots 4 and 5 and running thence with the eastern side of MacNees Drive, N. 19-25 W., 100 feet to an iron pin; thence N. 70-35 E., 150 feet to an iron pin; thence S. 19-25 E., 100 feet to an iron pin at the joint rear corner of lots 4 and 5; thence with the line of lot 5, S. 70-35 W., 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of even date to be recorded herewith.

> STATE OF SOUTH CAROLINA DOCUMENTARY STAMP . TAX

which has the address of

107 MacNees Street

Greenville

in South Carolina

("Property Address"):

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

SOUTH CAROLINA-Single Family-ENMA/FHLMC UNIFORM INSTRUMENT

Form 3041 12/83