

FILED
GREENVILLE S.C. MORTGAGE

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This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONALD R. WINDLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Greg Russ,

Polzer, South Carolina -----, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation, Florence, South Carolina,

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 Twenty-four Thousand, Two Hundred Fifty and No/100 ----- Dollars (\$ 24,250.00).

with interest from date at the rate of Twelve ----- per centum (12.00 %) 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, in monthly installments of Two Hundred Forty-nine and 53/100 ----- Dollars (\$ 249.53), commencing on the first day of June, 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 May, 2013.

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 Greenville State of South Carolina:

ALL that certain piece, parcel or tract of land containing four (4.00) acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, being more particularly shown and designated on that certain plat prepared by James R. Freeland, PE and RLS 2781, dated March 31, 1983, and recorded in the Office of the Clerk of Court for Greenville County, South Carolina, in Plat Book 9-N, at Page 79, said tract of land having the metes, bounds, courses and distances as appear upon said plat which is incorporated herein by reference thereto and made a part hereof.

This is a portion of the property conveyed unto Lessie K. Smith by deed of Hoke Owens and Rosa Kelley Owens by deed dated July 16, 1949, and recorded July 22, 1949, in the office of the Clerk of Court for Greenville County, South Carolina, in Book 386, Page 386, and is the identical property conveyed unto the Mortgagor herein by deed of Lessie K. Smith dated April 11, 1983, and to be recorded in the Office of the Clerk of Court for Greenville County, South Carolina, simultaneously herewith.

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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 an 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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