

MORTGAGE

BOOK 1623 PAGE 487
This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

GREENVILLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE R. M.C. ASLEY

AUG 30 4 51 PM '83
DONNIE R. M.C. ASLEY

BOOK 1625 PAGE 277

TO ALL WHOM THESE PRESENTS MAY CONCERN: KENDALL R. WALKER AND COLLEEN C. WALKER

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Banker's Life

organized and existing under the laws of the State of Iowa, 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 Thousand and NO/100 Dollars (\$20,000.00),

with interest from date at the rate of Eleven per centum (11 %) per annum until paid, said principal and interest being payable at the office of The Banker's Life, in Des Moines, Polk County, Iowa, or at such other place as the holder of the note may designate in writing, in monthly installments of Two hundred twenty-seven and 40/100 Dollars (\$ 227.40), commencing on the first day of October, 19 83, 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 September, 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 Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, on the south side of Lenore Avenue, between Earnshaw Avenue and Merriweather Street, being known and designated as Lot No. 147 on plat of San Souci Heights recorded in plat book Y at page 145 of the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Lenore Avenue, the front joint corner of Lots Nos. 147 and 148 and running thence with the south side of said Lenore Avenue N. 67-11 E. 70 feet to an iron pin corner of Lot No. 146; thence with the line of said lot S. 22-49 E. 154 feet to an iron pin; thence S. 68-54 W. 70 feet to an iron pin corner of lot No. 148; thence with the line of said lot N. 22-49 W. 151.9 feet to the beginning corner.

THIS being the same property conveyed to the grantor by deed of Lila Kate Arms Pare, dated August 22, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1125 at page 406.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 08.00

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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