

Mortgagee's Address: 1627 4062
P.O. Box 31127
Aurora, Colorado 80041

FILED
GREGORY

MORTGAGE

THIS MORTGAGE is made this 27th day of September 1983, between the Mortgagor, Franklin K. Bryant and Quinder S. Bryant, (herein "Borrower"), and the Mortgagee, Shelter American Corporation, a corporation organized and existing under the laws of Colorado, whose address is 14563 E. Alameda Av. P.O. Box 31127, Aurora, Colorado 80041 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand (\$43,000.00) and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2013.

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 in the County of Greenville, State of South Carolina, being known and designated as Lot Number 110 of The Village, Section Two (2), as shown on plat book 4-R at Page 53, recorded May 3, 1972 in the RMC Office for Greenville County, South Carolina, Reference is hereby made to said plat for a more complete description.

This being the identical property conveyed unto Mortgagors herein by Deed of Stanley M. Brown, dated the 27 day of September, 1983, and recorded in Deed Book 1197 at Page 254 on the 28 day of September, 1983, in the RMC Office for Greenville County, South Carolina.

The improvements located on the above described property was formerly a mobile home/manufactured housing unit, manufactured by Destiny Industries and bearing serial number GE024096970. Said improvement has been permanently affixed to the land and constitutes real property.



which has the address of Lot 110, Chesley Drive, Route 3, Simpsonville, SC 29681 (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 seized 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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