

# MORTGAGE

Mar 23 11 52 AM '84

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THIS MORTGAGE is made this 23rd day of March 1984, between the Mortgagor, Earl M. Chandler and Deborah K. Redman (herein "Borrower"), and the Mortgagee, Banker's Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, SC. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Three Thousand Six Hundred & No/100 (\$123,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 2 acres, more or less, lying on the eastern side of Moore Road as shown on plat prepared by Jones Engineering Service on March 12, 1984, reference to said plat being made for a more complete description. Said Plat to be recorded on even date herewith.

This is the same property as conveyed to the Mortgagors herein by Deed of Thomas W. Graham and Ailene C. Graham, recorded in the RMC Office for Greenville County in Deed Book 1197 at Page 762 on October 4, 1983.

*DKR*  
*EMC* "THE RIDER TO THE MORTGAGE WHICH IS ATTACHED HERETO AND EXECUTED ON THE SAME DAY IS HEREBY INCORPORATED INTO THE MORTGAGE. THE RIDER SHALL AMEND AND SUPPLEMENT THE COVENANTS AND AGREEMENTS OF THIS MORTGAGE AS IF THE RIDER WAS A PART THEREOF."

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
TAX  
MAR 26 1984  
\$ 40.44

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6:00 CT

which has the address of Route 15, Moore Road Greenville South Carolina 29607 (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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