

MORTGAGE

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FILED GREENVILLE CO. S. C.

THIS MORTGAGE is made this 10th day of May 1984, between the Mortgagors James C. Hannah and Sandra S. Hannah, husband and wife Mortgage, Inc., its successors and assigns (herein "Borrower"), and the Mortgagee Northwest a corporation organized and existing under the laws of the state of Iowa whose address is P.O. Box 780, Waterloo, Iowa 50704 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND AND 00/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014

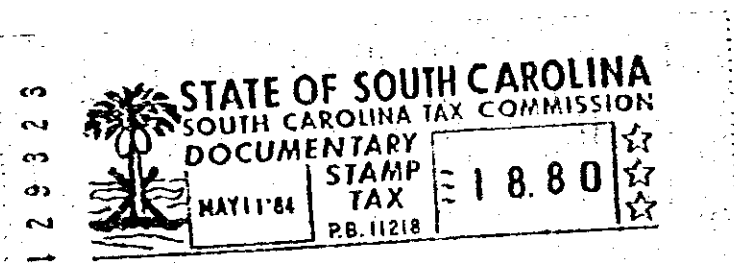
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 624, as shown on a plat entitled Map One, Section Three, Sugar Creek, recorded in the Office of the RMC for Greenville County in Plat Book 9-F at Page 35, reference to said plat being craved for a metes and bounds description thereof.

This is the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc. of even date to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE

The mortgagors agree to pay a late payment service charge not to exceed four (4) cents for each dollar (\$1.00) for each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.



which has the address of 102 Summer Creek Court Greer South Carolina 29651 (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 seised 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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