

# MORTGAGE

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 } ss:

RECORDED  
JUN 5 10 51 AM '84  
DONALD R. HARRIS  
R.H.E. HARRISLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, D. J. MUSGROVE and GWENDOLYN G. MUSGROVE of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

**BANKERS LIFE COMPANY**

, a corporation organized and existing under the laws of 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-FIVE THOUSAND AND NO/100** Dollars (\$ 25,000.00).

with interest from date at the rate of **Twelve and one-half** per centum ( 12.50 % ) per annum until paid, said principal and interest being payable at the office of **Bankers Life Company** 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 **Three Hundred Eight and 25/100** Dollars (\$ 308.25 ), commencing on the first day of **July**, 1984, 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 **June**, 1999.

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 situate, lying and being in the State of South Carolina, County of Greenville, located one mile East of Pleasant Hill Baptist Church in Highland Township, containing 7.49 acres, more or less, as shown on plat made by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S.C. for Bobby D. Peace and Shirley P. Peace, dated November 13, 1975 and being duly recorded in Plat Book 5-N, Page 121 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and stopper in the center of King Road (said point is located 226 feet North of the center of Pink Dill Mill Road) and running thence with the center of said road, N 30-53 W 520.7 feet to a nail and stopper; thence N 21-00 W 150 feet to an iron pin located on the west side of said road; thence N 70-00 E 101 feet to an iron pin near a creek; thence down said creek, the creek being the line, the following course and distances, N 17-05 W 50 feet to an iron pin in said creek; thence N 60-35 E 165.3 feet to an iron pin; thence S 83-50 E 105.9 feet to a point in center of said creek; thence leaving the creek, S 56-30 E 101.1 feet to an iron pin; thence continuing on the same course for a total distance of 409.0 feet to an old iron pin; thence, a new line S 64-31 W 395.9 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by deed of Jack C. Loftis and Pauline L. Loftis, to be recorded of even date herewith.

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.

RECORDED  
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15