

1037-201

MORTGAGE

GREENVILLE
JUN 11 3 43 PM '84

THIS MORTGAGE is made this 8th day of JUNE 1984, between the Mortgagor, WILLIE JAMES SHAW, (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. DRAWER E-20, FLORENCE, SOUTH CAROLINA 29503. (herein "Lender").

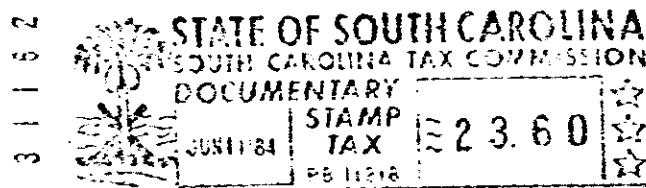
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY NINE THOUSAND AND NO/100 (\$59,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot #195 on plat of BRENTWOOD SECTION 4, entitled, "Property of Willie James Shaw", prepared by Freeland & Associates dated May 31, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-R, page 87 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Brentwood Way and running thence along the common lines of Lots 195 and 196, N 17-47 W 155.9 feet to an iron pin; thence turning and running N 72-12 E 105.0 feet to an iron pin; thence turning and running along the common line of Lots 194 and 195 S 17-47 E 155.9 feet to an iron pin; thence turning and running along Brentwood Way N 72-17 W 105.0 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagor herein by deed of James Leary Builders, Inc. to be recorded of even date herewith.



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 w.a.d. as if the Rider was a part thereof.

which has the address of 913 Brentwood Way Simpsonville, South Carolina 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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