

GREENVILLE S.C. MORTGAGE

JUN 15 3 23 PM '84

THIS MORTGAGE is made this 15th day of June 1984, between the Mortgagor, DONALD C. BATES (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 F-20 Florence, South Carolina 29503 (herein "Lender").

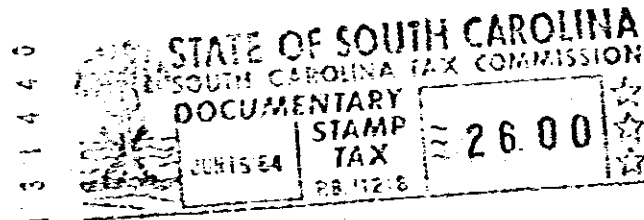
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot 59 as shown on a plat of Section No. 1, Fowler Fields subdivision, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F at Pages 56 and 57 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northwestern edge of Quail Trail at the joint front corner of lots 58 and 59 and running thence along a line of lot 58 N. 44-30 W. 190.0 feet to a point; thence along a line of Bramlett land S. 45-30 W. 120.0 feet to a point; thence along a line of lot 60 S. 44-30 E. 190.0 feet to a point on the northwestern edge of Quail Trail; thence along the northwestern edge of Quail Trail N. 45-30 E. 120.0 feet to the beginning corner, and being the same property conveyed by Merrill-Lynch Relocation Management Inc. to Donald C. Bates by deed recorded in the RMC Office for Greenville County in Deed Book 1215 at Page 53 of even date herewith.

This property is subject to existing easements, restrictions, and rights of way upon or affecting said property.



which has the address of 111 Quail Trail 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 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.

60048 31801

