

Clarke and Jacobsen
Post Office Box 187
Mauldin, South Carolina 29662

FILED
GREENVILLE S.C.
OCT 1 1984
DONNIE B. BERSLEY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

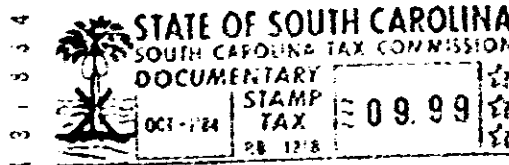
THIS MORTGAGE ("Security Instrument") is given on September 28, 1984. The mortgagor is RICHARD P. DAUPHINAIS ("Borrower"). This Security Instrument is given to BANKERS MORTGAGE CORPORATION, which is organized and existing under the laws of the State of South Carolina, and whose address is Post Office Drawer F-20, Florence, South Carolina 29503 ("Lender").

Borrower owes Lender the principal sum of THIRTY-THREE THOUSAND THREE HUNDRED and no/100----- Dollars (U.S. \$ 33,300.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the east side of Duckworth Road at River Falls in Cleveland Township, being known and designated as Lots Nos. 46 and 47 Sub-division A on Plat of Property of D. B. Tripp made by W. A. Hester, Surveyor, April 21, 1936, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G, Page 89, reference to which is hereby craved for the metes and bounds thereof.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at River Falls in Cleveland Township, shown as Tract 5 of Subdivision C on Plat of River Falls Realty Company made by W. J. Riddle, April 1941 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book L, Page 169, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Mortgagor herein by deed of Thomas Riley and Sherry L. Riley dated September 28, 1984, to be recorded herewith.



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which has the address of Route 1 Duckworth Road, Marietta, South Carolina 29661 ("Property Address").

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

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