

1527-543

MORTGAGE

This form is used to record a mortgage with a payment schedule under the provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ERNEST DEWITT ADAMS AND LINDA K. DYER

SIMPSONVILLE, SOUTH CAROLINA

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS LIFE COMPANY

, a corporation
hereinafter

organized and existing under the laws of THE STATE OF IOWA
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
FORTY-FIVE THOUSAND FIVE HUNDRED AND NO/00 ----- Dollars (\$ 45,500.00-----).

with interest from date at the rate of FOURTEEN ----- per centum (14.00 --- %)
per annum until paid, said principal and interest being payable at the office of
Bankers Life Company in Des Moines, Iowa
or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO
SCHEDULE A ATTACHED
commencing on the first day of February, 19 80, 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 January, 2011
DEFERRAL OF
INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$48,375.90.

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 175 on plat of Bellingham, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4X on page 89, and by a more recent plat of "Property of Ernest Dewitt Adams and Linda K. Dyer," prepared by Freeland and Associates on December 10, 1980 and recorded in the RMC Office for Greenville County in Plat book 8-5, at page 49; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Newgate Drive, joint front corner of Lots 175 and 176 and running thence with said common line S. 0-11 E. 147.33 feet to an iron pin on the rear line; thence turning and running along the rear line N. 89-00 W. 85.0 feet to an iron pin; thence turning and running along the common line of Lots 175 and 174 N. 3-47 E. 144.94 feet to an iron pin on Newgate Drive; thence running along Newgate Drive as follows: S. 89-25 E. 33.0 feet and N. 86-37 E. 42.0 feet to an iron pin, being the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Merrill Lynch Relocation Management, Inc., 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 an 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.