

MORTGAGE

1537 189
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

GREENVILLE CO. S. C.
FILED
MAR 3 11 29 AM '81
ss: DONNIE B. BERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Richard L. Black and Kathy Black

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto

Bankers Mortgage Corporation

organized and existing under the laws of The State of South Carolina, a corporation 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-nine thousand and no/00 ----- Dollars (\$ 29,000.00 -----),

with interest from date at the rate of Fourteen per centum (14.0 ----- %) per annum until paid, said principal and interest being payable at the office of

Bankers Mortgage Corporation in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Three hundred forty-three and 65/00 ----- Dollars (\$ 343.65 -----), commencing on the first day of May, 19 81, 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 April, 2011.

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, being shown and designated on plat of "Ceicle Irice Vaughn Heizer," prepared by C.O. Riddle, R.L.S. 1347, and recorded in Plat book 8H at page 5 on October 21, 1980, in the RMC Office for Greenville Co., and by a more recent plat for "Richard L. and Kathy Black," prepared by C.O. Riddle, R.L.S. #1347, on March 27, 1981, recorded in Plat book 8-M at page 63; being the portion of land on the western side of Rainey Road and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of Rainey Road and running thence S. 10-38 W. 20.0 feet down the center of said Road to an iron pin; thence turning and running along the property now or formerly belonging to Ollie B. Lazar, N. 76-22 W. 295.73 feet to an iron pin; thence turning and running N. 7-01 E. 136.92 feet along the property now or formerly belonging to John F. and Betty P. Quinn, to an iron pin; thence turning and running S. 75-44 E. 300.55 feet along the property now or formerly belonging to Mrs. F.A. Dickens, to a spike in the center of Rainey Road; thence turning and running down the center of said Road S. 8-37 W. 113.18 feet to the point of BEGINNING.

This is a portion of the property conveyed to the mortgagor by deed of Ceicle Iris Vaughn Heizer, to be recorded of even date herewith.

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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.

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