

21325 Dns LH
B. Craig Robinson
548.3-1-79

MORTGAGE

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FRI '82

THIS MORTGAGE is made this 5th day of February 1982 between the Mortgagor, B. Craig Robinson, Jr. and Rebecca M. Robinson Bankers Trust of S.C. (herein "Borrower"), and the Mortgagee, Bankers Trust of S.C., a corporation organized and existing under the laws of the State of South Carolina, whose address is Bankers Mortgage Corporation, P.O. Drawer F-20, Florence, S.C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Six Thousand and no/100ths (\$66,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 5, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2012

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 on the western side of Chestnut Oaks Circle, in the County of Greenville, State of South Carolina, the same being shown as Lot No. 60 on a plat of Holly Tree Plantation, Phase III, Section II, dated April 3, 1979 and prepared by Piedmont Engineers, Architects and Planners, recorded in the Office of the RMC for Greenville County in Plat Book 7-C at Page 27, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chestnut Oaks Circle at the joint front corner of Lots 59 and 60 and thence running with Lot 59 S 59-34 W 245.30 feet to an iron pin at the joint rear corner of Lots 59 and 60; thence N 13-08 W 150 feet to an iron pin at the joint rear corner of Lots 60 and 61; thence with Lot 61 N 78-24 E 181.33 feet to an iron pin on Chestnut Oaks Circle; thence with said Circle S 27-29 E 5 feet to an iron pin; thence still with said Circle S 50-42 E 85 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Franklin Enterprises, Inc., dated and recorded of even date herewith in the office of the RMC for Greenville County.

It is hereby agreed between the parties that in the event the property embraced by this mortgage is sold or otherwise conveyed by the Mortgagors prior to the time that the lien is created hereby is fully satisfied, or if the title to such property shall become vested in any other person or entity in any manner whatsoever other than because of the death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if B. Craig Robinson, Jr. shall cease to be an employee of Bankers Trust of South Carolina, or a subsidiary, for any reason other than death, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

which has the address of 110 Chestnut Oaks Circle 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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