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GREENVILLE CO. S. C.

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# MORTGAGE

DONNIE S. TAHERSLEY  
R.M.C.

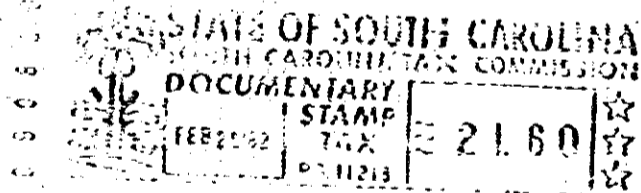
THIS MORTGAGE is made this 24 day of February 19. 82, between the Mortgagor, Kevin M. Short and Jean M. Short (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Drawer F-20, Florence, SC. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 7-C as shown on Plat of "Wenwood Towns, Phase I, Section I and II, prepared by Heanor Engineering Co., Inc. dated November 9, 1981 and recorded in the R.M.C. Office for Greenville County on November 9, 1981 in Plat Book 8-P at Page 47, reference to which is hereby craved. Said conveyance is made subject all rights, terms and conditions of "Declaration of Covenants, Conditions and Restrictions" dated April 1, 1981 and recorded in the R.M.C. Office for Greenville County, SC on April 28, 1981 in Deed Book 1147 at Page 23 and as amended by "Amendment to Declaration of Covenants, Conditions and Restrictions of Wenwood Towns" dated November 12, 1981 and recorded in the R.M.C. Office for Greenville County, SC on November 13, 1981 in Deed Book 1158 at Page 292.

This is the identical property conveyed to the Mortgagor herein by Deed of Westminster Company, Inc. dated February 24, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1162 at Page 982 on February 26, 1982.



which has the address of 7C Wenwood Towns, Greenville (City)  
SC 29607 (State and Zip Code) (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.

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