

OCT 13 1 39 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 7th day of October, 1982, between the Mortgagor, Michael R. Watson and Kathryn R. Watson, (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

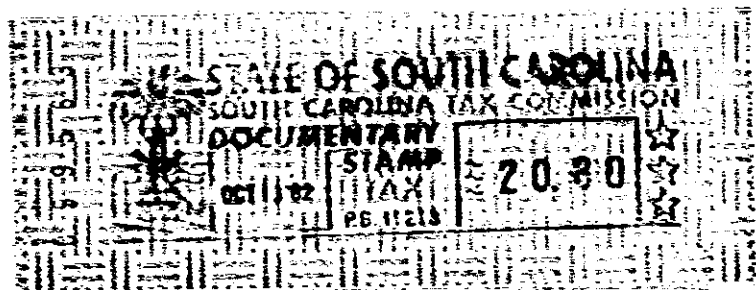
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 in the County of Greenville, State of South Carolina being shown and designated as Lot 32 VERDIN ESTATES, SECTION III on plat prepared by Heaner Engineering Company, Inc., dated September 17, 1982, entitled "Plat and building location of Lot 32, Verdin Estates, Section III, belonging to Michael R. & Kathryn R. Watson". Said plat being recorded in the RMC Office for Greenville County in Plat Book 9-G at page 57. Reference is hereby made to said plat for a more complete description. **

This being the same property conveyed to Mortgagor by deed of Westminster Company, Inc. of even date, to be recorded herewith.

** This property is also shown as Lot 32 on plat of the subdivision of VERDIN ESTATES, MAP III, recorded in the RMC Office for Greenville County in Plat Book 7-X page 17.



SOUTH CAROLINA - 2 OCT 13 1982 532 4-0001

which has the address of 4 Duncan Court Mauldin, S.C. 29662 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.