

MORTGAGE

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

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REC-1586 766 S.C. REC-1589 311

TO ALL WHOM THESE PRESENTS MAY CONCERN: BANKERS LIFE COMPANY

Robert T. Spears, Jr. and Leah N. Spears of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

organized and existing under the laws of The State of Iowa, 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 Thirty Nine Thousand and No/100 Dollars (\$ 39,000.00).

with interest from date at the rate of twelve and one-half per centum (12.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company in Des Moines, Polk County, Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Eighty and 87/100 Dollars (\$ 480.87), commencing on the first day of January, 1983, 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 December, 1997.

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 46 on a plat of Longforest Acres, which plat is recorded in the RMC Office for Greenville County in Plat Book JJJ-53 and JJJ-79, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Vinson Drive, joint front corner of Lots 46 and 47, and running thence with the line of said Lots S. 77-13 W. 165 feet; thence S. 12-47 E. 100 feet; thence N. 77-13 E. 165 feet to a point on Vinson Drive; thence with said Drive N. 12-47 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of William L. Rossi and Emilie G. Rossi dated November 8, 1982 and recorded in the RMC Office in Deed Book 122 at page 235.

This mortgage is being re-recorded to show the correct maturity date.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$15.80

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 intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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