

GREENVILLE 00960

APR 29 12 23 PM '83

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

DONNIE S. WEBBER SLEY

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

PLANNED MAIL BOX 1604 PAGE 414

TO ALL WHOM THESE PRESENTS MAY CONCERN: M. THOMAS WEBBER, JR. and SHARON G. WEBBER

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS LIFE COMPANY of

711 High Street, Polk County, Des Moines, Iowa 50307, a corporation organized and existing under the laws of Iowa, 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 FORTY-THREE THOUSAND TWO HUNDRED AND NO/100-----Dollars (\$ 43,200.00-----),

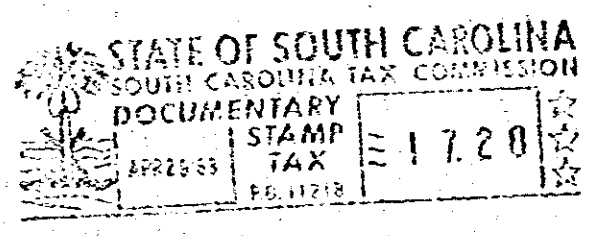
with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company, 711 High Street in Des Moines, Iowa 50307 or at such other place as the holder of the note may designate in writing, in monthly installments of FOUR HUNDRED FORTY-FOUR AND 53/100-----Dollars (\$ 444.53-----), commencing on the first day of June, 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 May, 2013.

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 lot of land situate, on the northeast side of Friartuck Road, in the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 65 on plat of Sherwood Forest made by Dalton & Neves, Engineers, August 1951, recorded in the RMC Office for Greenville County, S. C. in Plat Book BB, at Pages 30 and 31. Further reference is made to a plat of Sherwood Forest recorded in the RMC Office for Greenville County, S. C. in Plat Book GG at Pages 70 and 71; and a later plat of this Lot made on April 21, 1983, by R. B. Bruce, Surveyor, entitled "Property of M. Thomas Webber, Jr. and Sharon G. Webber" and recorded herewith in the RMC Office for Greenville County, S. C.; and having such metes and bounds as appear by reference to said plats.

THIS is the identical property conveyed to the Mortgagors by deed of Frederick S. Maus, III 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 of 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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