

MORTGAGE

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

GREENVILLE
JUN 29 4 24 PM '83
DONNA R. MC
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Brian A. Krause and Dianna L. Krause
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation,
P.O. Drawer F-20, Florence, S.C. 29503
a corporation
organized and existing under the laws of the State of South Carolina
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 Fifty Four Thousand Five Hundred and no/100-----
-----Dollars (\$ 54,500.00-----),

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 Mortgage Corporation in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Sixty and 81/100----- Dollars (\$560.81-----), commencing on the first day of August, 19 83, 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 July, 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 certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Jenkins Bridge Road, and being shown on a plat drawn by Freeland & Associates, Engineers and Land Surveyors, dated June 28, 1983, and entitled "Survey for Brian A. Krause and Dianna L. Krause", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, at page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Jenkins Bridge Road, said point being approximately 375.3 feet from the centerline of Fairview Road, and running S.18-33W., 796.25 feet to an iron pin; thence turning and running N.69-07W., 121.10 feet to an iron pin; thence turning and running N.18-27W., 603.49 feet to a nail in the center of Jenkins Bridge Road; thence turning and running with the centerline of Jenkins Bridge Road, N.78-50E., 225.87 feet to a nail in the center of said road; thence continuing with the centerline of said road, N.74-07E., 349.09 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Dennis Stark and Deborah Stark, said deed to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUN 29 1983
STAMP TAX \$ 21.80
RS 11218

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 and 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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