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

DONNIE S. JAMES, JR.
STATE OF SOUTH CAROLINA, R.M.C.
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven C. Hayes and Gloria W. Hayes

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

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS MORTGAGE CORPORATION

organized and existing under the laws of South Carolina, 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 Fifty-seven thousand six hundred and no/100ths----- Dollars (\$ 57,600.00),

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 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 Six hundred fifteen and 17/100ths Dollars (\$ 615.17), commencing on the first day of September, 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 August 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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 27 on plat of property entitled "MOUNTAIN CREEK PHASE TWO", prepared by Freeland and Associates on March 29, 1983 and being recorded in the RMC Office for Greenville County in Plat Book 9F at Page 62 and having, according to a more recent plat of Steven C. Hayes and Gloria W. Hayes, prepared by Freeland and Associates, dated July 20, 1983, recorded in Plat Book 9-V at Page 17 in the Greenville County RMC Office, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Mountain Chase, said pin being approximately 172.7 feet from Twisted Oak Ct; running thence with Mountain Chase N 40-05 E, 80.74 feet to an iron pin on Mountain Chase at the joint frontcorner of Lots 26 and 27; thence along the common line of Lots 26 and 27 S 57-40 E, 299.25 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence S 22-29 W, 81.20 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence along the common line of Lots 27 and 28 N 57-40 W, 324.05 feet to the point of BEGINNING.

DERIVATION: Deed of Davis Mechanical Contractors, Inc. recorded August 1st, 1983 in Deed Book 1193 at page 556 in the Greenville County RMC Office.

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

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