

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 } ss:

FILED
GREENVILLE S.C.
SEP 9 2 54 PM '83
JUNNIE R.M.C. OFFICE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Keith Shakib and Cindy K. Shakib of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Bankers Mortgage Corporation

a corporation organized and existing under the laws of South Carolina, 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-two Thousand Two Hundred Fifty and 00/100----- Dollars (\$32,250.00-----),

with interest from date at the rate of thirteen per centum (13.00 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation, Post Office Drawer F-20 in Florence, South Carolina 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Fifty-seven and 01/100----- Dollars (\$357.01-----), commencing on the first day of November, 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 October, 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 piece, parcel or lot of land in the State and County aforesaid being known and designated as Lot No. 2, as shown on a Plat of Wynette Estates by Pickell & Pickell, Engineers, dated July 24, 1953, recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Grove Road at joint front corner of Lots Nos. 1 and 2 and running thence along the line of said lots, S. 89-04 E. 185.5 feet to iron pin at line of Lot 3; thence running with line of said lots, N. 0-56 E. 90 feet to iron pin on Willimon Drive; thence running with said Drive, N. 89-04 W. 203 feet to iron pin on Grove Road; thence running with said Road S. 10-07 E. 91.7 feet to iron pin at point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Jean C. Waddell dated September 9, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book ___ at Page ___ on September 9, 1983.

THIS conveyance is made subject to any and all recorded rights-of-ways, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
STAMP
12.92

Together with all and singular the rights, members, hereditaments, and 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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