

# MORTGAGE

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

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GREENVILLE  
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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Willie R. Farmer, Brenda Downs Farmer and Barbara A. Downs

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

WHEREAS, the Mortgagor is well and truly indebted unto The Bankers Life Des Moines, Polk County, Iowa

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 Twenty Nine Thousand Three Hundred Fifty and no/100-----Dollars (\$29,350.00),

with interest from date at the rate of thirteen per centum ( 13 %) per annum until paid, said principal and interest being payable at the office of The Bankers Life 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 Three Hundred Twenty Four and 90/100-----Dollars (\$324.90), commencing on the first day of October, 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 September, 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, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, in the State of South Carolina, and being designated as lot No. 10 in a sub-division known as Eastover, a plat of which is of record in the RMC Office for Greenville County aforesaid, in Plat Book "F", on page 42 thereof, and bearing street number 213 on Beechwood Avenue, and being more particularly described by survey of J. C. Hill, dated March 26, 1959, as follows:

BEGINNING at an iron pin on the northeast side of Beechwood Avenue, joint front corner of lots Nos. 9 and 10, and running thence with the joint line of said lots, N. 42-17 E. 139.1 feet to an iron pin; thence N. 54-47 W. 82 feet to an iron pin in line of lot No. 11; thence with line of said lot No. 11, S. 35-13 W. 136.4 feet to a point on the northeast side of Beechwood Avenue; thence with the northeast side of said Beechwood Avenue, S. 53-15 E. 65 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of William A. Boyd, Jr., dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
SEP-1983 TAX \$11.76

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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