

FILED
GREENVILLE S.C.
OCT 13 9 33 AM '83

MORTGAGE

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.H. } SIBLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES M. KING AND KATHLEEN H. KING

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 the State 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 Nine Thousand Five Hundred Ninety Five and No/100----- Dollars (\$ 39,595.00).

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 Bankers Mortgage Corporation P.O. Drawer F-20 in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Sixty Four and 05/100----- Dollars (\$ 464.05), commencing on the first day of December, 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 November, 2003.

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 Mortgagor, 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 State of South Carolina, County of Greenville, Town of Fountain Inn, known and designated as Lot No. 40 of the W. H. Phillips, Sr. and W. E. Harrison Subdivision as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book FF, Pages 52 and 53, and having, according to a more recent survey prepared by Freeland and Associates entitled "Property of Charles M. King and Kathleen H. King", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Woodfield Avenue at the intersection of a 40 foot unnamed street and running thence along the edge of the unnamed street N. 80-30 W., 200 feet to an iron pin, back joint corner with Lot No. 23 on said unnamed street; thence with the joint back line of said Lot No. 23 S. 8-30 W., 100 feet to an iron pin, back joint corner with Lots Nos. 23, 22 and 41; thence with the joint line of said Lot No. 41, S. 80-30 E., 200 feet to an iron pin on Woodfield Avenue, joint front corner with said Lot No. 41; thence with the edge of said street N. 8-30 E., 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Paul H. Moore and Eimhemia S. Moore recorded simultaneously herewith.

RECEIVED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP TAX \$ 15.84

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