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GREENVILLE
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MORTGAGE

This form is used in connection with mortgage insured under the terms of the statutory provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Dan Alan Boyter and Kandy C. Boyter, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation, Florence, South Carolina

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 TWENTY THOUSAND FORTY-SEVEN AND NO/00 Dollars (\$ 20,047.00),

with interest from date at the rate of THIRTEEN per centum (13.000 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation, Post Office Drawer F-20 in Florence, S. C. 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED TWENTY-ONE AND 92/00 Dollars (\$ 221.92), commencing on the first day of December, 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 November, 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 and improvements thereon, situate, lying and being in the Woodside Mill Village in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as LOT NO. 33, as shown on a plat entitled "The Subdivision of Woodside Mills, Simpsonville, S. C." made by Piedmont Engineering Service, Greenville, S. C. in February 1953, and recorded in the RMC Office for Greenville County in Plat Book GG at Page 5; and more recent survey prepared by Carolina Surveying Company, dated October 10, 1983 and entitled "Property of Dan Alan Boyter and Kandy C. Boyter," and recorded in the RMC Office for Greenville County in Plat Book 16-D, at Page 23, and reference is made to said plats for a more particular metes and bounds description.

This conveyance is subject to the terms and restrictions and conditions as contained in the original deed of Woodside Mills, recorded in the RMC Office for Greenville County on April 6, 1953, in Deed Book 476, at Page 11.

This being the same property conveyed to the mortgagors herein by deed of Sara Helen Webb Putnam, dated October 21st, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1198, at Page 948.

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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