

FILED
GREENVILLE S.C.

MORTGAGE

VOL 1643 PAGE 737

JAN 13 11 25 AM '84
JUROR R.M.C. ASLEY

THIS MORTGAGE is made this 10th day of January 19 84, between the Mortgagor, William R. Garland and Carole S. Garland (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation (herein "Lender"), a corporation organized and existing under the laws of State of South Carolina, whose address is P. O. Drawer F-20, Florence, South Carolina 29503.

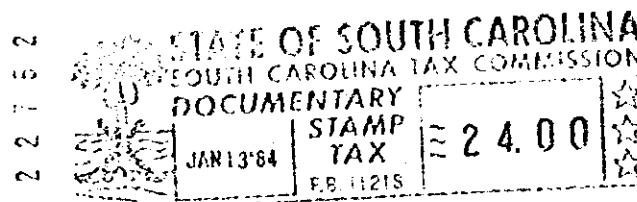
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Longstreet Drive and being known and designated as part of Lot No. 77 on plat of Section No. 1, DEVENGER PLACE recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 79 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Longstreet Drive, joint front corner of Lots 76 and 77 and running thence along Longstreet Drive, N.41-25 W. 83.5 feet to an iron pin; thence turning and running N.49-21 E. 150.0 feet to an iron pin; thence turning and running S.41-25 E. 79.5 feet to an iron pin; thence turning and running S.47-49 E. 150.0 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors by deed from Michael A. Daniels and Sidonna P. Daniels recorded in the RMC Office for Greenville County of even date herewith and quit-claim deed from L. Winston Lee, Trustee in Bankruptcy for Michael A. Daniels and Sidonna P. Daniels recorded in the RMC Office for Greenville County of even date herewith.



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which has the address of 427 Longstreet Drive, Greer (Street) (City) South Carolina 29651 (State and Zip Code) (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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