

RECORDED
R.M.C.
MORTGAGE

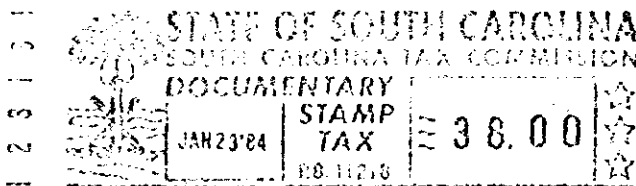
THIS MORTGAGE is made this 23rd day of January, 1984, between the Mortgagor, S. RONALD C. BIEKER and JEANNE R. BIEKER, (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P. O. Drawer F-20, 265 West Cheves Street, Florence, S. C. 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-FIVE THOUSAND AND NO/100 (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JANUARY 23, 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 lot of land in Greenville County, South Carolina, being known as Lot No. 5, on Plat of Terra Oaks Subdivision, recorded in Plat Book 7-X, at Page 33, in the RMC Office for Greenville County. Reference being craved to said Plat for a more particular metes and bounds description.

This is the identical property conveyed to the Mortgagors herein by Deed of Terra Oaks, Inc., a South Carolina corporation, dated April 28, 1983, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1187, at Page 322, on April 29, 1983, at 11:31 a.m.



which has the address of 12 Terra Lane, Greenville, South Carolina 29615 (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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