

MORTGAGE

THIS MORTGAGE is made this 6th day of April 1984, between the Mortgagor, Larry D. Chandler and Deborah K. Chandler (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, Florence, SC 29503 (herein "Lender").

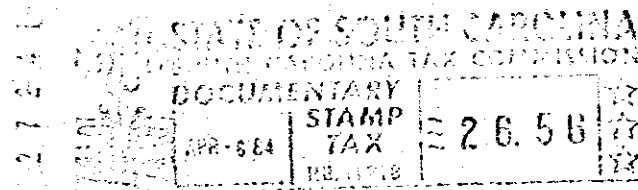
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-six thousand four hundred and No/100 (\$66,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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, lying and being in the County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 12 as shown on a plat entitled "Property of George L. Coleman, Jr.," dated July 10, 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-J at Page 63; said property being more fully shown on a plat prepared by Jeffery M. Plumblee, Inc., dated March 29, 1984, entitled "Survey for Larry D. Chandler and Debbie K. Chandler," recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-F, at Page 90, and having according to said more recent plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the right-of-way of Williams Road, joint front corner of Lots 11 and 12 and running thence along the joint line of said lots S. 18-30 E. 210.3 feet to an iron pin; thence along the joint line of Lot Nos. 29 and 12 N. 73-04 E. 129.8 feet to an iron pin; thence along the new line of Lot No. 12, N. 21-39 W. 214.2 feet to an iron pin on the right-of-way of Williams Road, thence along the right-of-way of said Williams Road S. 71-29 W. 118.0 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of Charles R. Bollinger and Debra E. Bollinger executed and recorded of even date herewith.



Handwritten notes: 10.K.A.P.C., 2.A.P. 684, 1120

The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider was a part thereof.

which has the address of Route 2, Williams Road, Travelers Rest, SC 29690 (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.

6.0001