

Post Office Drawer F-20  
Florence, S. C. 29503

GP: ...  
JUN 28 10 39 AM '82  
DONNIE E. TANKERSLEY  
R.M.C.  
(#6244)

# MORTGAGE

676 988  
Com. # 51990  
BOOK 1573 PAGE 891  
BOOK 86 PAGE 1049

THIS MORTGAGE is made this 29th day of June 1982, between the Mortgagor, JAMES L. FOWLER, JR. and CYNTHIA C. FOWLER (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, its successors and assigns, a corporation organized and existing under the laws of State of South Carolina, whose address is Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2012 and plot plan recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, at page 40, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the RMC Office for Greenville County, S. C., on February 26, 1981, in Deed Book 1143, at pages 305 through 319, inclusive, (Amended plat is recorded in Plat Book 7-X, at page 79).

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. recorded on August 31, 1981, in Deed Book 1154, at page 338.

This Mortgage and Note secured hereby is paid and satisfied and the Clerk of the Court is directed to cancel this Mortgage of record this 6th day of August, 1984.

WITNESSES:

*John B. Crator*  
*William Brockman*  
*Dwight P. Riffe*

BANKERS TRUST OF  
SOUTH CAROLINA

*Spring Road V.P. & C.T.O.*  
*Larry L. Kinard V.P. & C.T.O.*  
*Hayden Kirby-Smith V.P. & C.T.O.*

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which has the address of 16-B Tanager Circle, Subdivision of Sugar Creek Villas, Greer, S. C. 29651 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FRMA/FWLMC UNIFORM INSTRUMENT

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