

12 11 15 AM '79

ANNIE S. TANNERSLEY
P.M.C.**MORTGAGE**

1457 301

This instrument is a mortgage
with a power of sale under the
act of Congress, approved August 8, 1935,
and amended by the act of
the National Housing Act.STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, JEFFREY E. BUETTNER AND DONNA GAYLE BUETTNER of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS LIFE COMPANY

a corporation
organized and existing under the laws of Iowa, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Forty Thousand Three Hundred Fifty and No/100
Dollars (\$ 40,350.00), with interest from date at the rate
of Nine and one-half per centum (9 1/2 %) per annum until paid, said principal
and interest being payable at the office of Bankers Life Company
in Des Moines, Polk County, Iowa
or at such other place as the holder of the note may designate in writing, in monthly installments of Three
Hundred Thirty-nine and 34/100 Dollars (\$ 339.34),
commencing on the first day of April, 1979, 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 March, 2009.

NOT KNOWN 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 Mort-
gagor 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, with all improvements thereon, situate, lying
and being in the State of South Carolina, County of Greenville, being known and designated
as Lot #219, Charter Oak Drive, Peppertree Subdivision, Section #2, as shown on a plat
entitled "Property of Jeffrey E. Buettner and Donna Gayle Buettner" prepared by Carolina
Surveying Co., February 9, 1979 and recorded in the P.M.C. Office for Greenville County in
Plat Book 62 at page 65, reference being craved hereto to said Plat for exact metes and
bounds.

THE above property is subject to the Declaration of Covenants, Conditions and Restrictions
recorded in the Office of the P.M.C. of Greenville County in Deed Book 947 at Page 513, and
any other restrictions, easements or rights-of-way of record, including a portion of a 10-
foot utility easement which traverses the northern and northeastern boundaries of the
property.

This is that property conveyed to Mortgagor by deed of James MacArthur Morris and Olivia
M. Morris dated and filed concurrently herewith.

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 therein 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
days prior to prepayment.