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GREENVILLE CO. S.C.

MORTGAGE

SEP 7 3 49 PM '82

DONNIE S. TANKERSLEY R.M.C.

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THIS MORTGAGE is made this 3rd day of September, 19 82, between the Mortgagor, PAUL M. SYKES AND JUDITH J. SYKES (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of the 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 SEVENTY THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 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 October 1, 2012;

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 State of South Carolina, County of Greenville, being shown and designated as Lot 573, Map 4, Section 2, on a plat of SUGAR CREEK, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 8-P at Page 62, and having, according to a more recent survey prepared by Freeland and Associates, dated September 1, 1982, entitled "Property of Paul M. Sykes and Judith J. Sykes, the following metes and bounds, to-wit:

BEGINNING at a stake on the southeastern side of Lady Slipper Lane, joint front corner of Lot 574 and 573 and running thence with the line of Lot 574, S. 79-20 E. 148.0 feet to an iron pin; thence S. 28-07-50 W. 162.1 feet to an iron pin; thence with the line of Lot 572 N. 34-40 W. 160.0 feet to an iron pin on Lady Slipper Lane; thence with the curvature of Lady Slipper Lane, the chord of which is N. 33-00 E. 38.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's by deed of Cothran and Darby Builders, Inc., dated September 2, 1982, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX 28.00

which has the address of 217 Lady Slipper Lane (Street), Greer (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.