

FILED S.C.
3 25 PM '79
DONALD W. WILKINS
H.C.

1474 000

MORTGAGE

This mortgage is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: KENNETH R. BOBO and IRIS J. BOBO

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 **The State of Iowa**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-Three Thousand, Seven Hundred and Fifty and No/100 - - - Dollars (\$ 23,750.00)**, with interest from date at the rate of **TEN** per centum (**10%**) 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 **Two Hundred and Eight and 53/100 - - - - - Dollars (\$ 208.53)**, commencing on the first day of **September**, 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 **August, 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 Mortgagor 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 piece, parcel or lot of land with all improvements thereon situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as LOT No. 8, Section A of the property of Alice H. Willis and H. H. Willis as shown by plat made by W. J. Riddle, Surveyor, November 1939 and recorded in the RMC Office for Greenville County in Plat Book J, at pages 150-151.

BEGINNING at an iron pin on the Southeast side of Clemson Avenue at the corner of Lot No. 7 and running thence along line of said lot, South 41-20 East 318.5 feet to an iron pin; thence South 35-05 West 103 feet to an iron pin at rear corner of Lot 9; thence along the line of that lot, North 41-20 West 343.6 feet to an iron pin in the Southwest side of Clemson Avenue; thence along Clemson Avenue, North 48-40 East 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Homer Riddley, Sr. and Homer Riddley, Jr. by deed of even date and recorded simultaneously with this mortgage.

STATE OF SOUTH CAROLINA
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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 absolute, 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 forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons 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 (30) days prior to prepayment.

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