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SOUTH CAROLINA
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of October 1981, between the Mortgagor, Mickey B. Foister and Wilda V. Foister, Bankers Mortgage Corporation, (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 P.O. Box F-20, Florence, S.C. (herein "Lender").

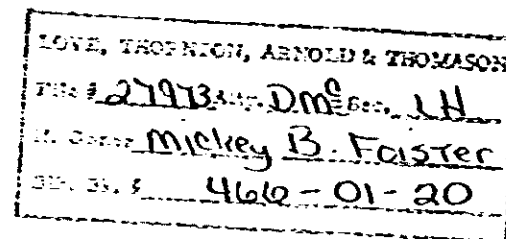
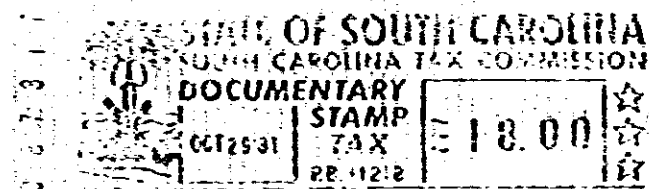
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2011;

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 lot of land situate on the eastern side of Fairway Lane, in the County of Greenville, State of South Carolina, being shown as Lot No. Six (6) on a plat of The Four Seasons Subdivision dated June 20, 1972, prepared by Jones Engineering Service, recorded in Plat Book 4-R at Page 46 in the Office of the RMC for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairway Lane at the joint front corner of Lots 5 and 6 and running thence with Lot 5 S 79-26 E 215.2 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence N 45-21 E 88 feet to an iron pin; thence N 18-44 W 104.6 feet to an iron pin; thence N 53-04 W 220.7 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with Lot 7 S 27-33 W 192.9 feet to an iron pin on Fairway Lane; thence with said Lane S 46-39 E 50 feet to an iron pin; thence still with said Lane S 13-21 W 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of W. Smith Batson, et al, recorded May 17, 1978 in the Office of the RMC for Greenville County in Deed Book 1079 at Page 373.



which has the address of Fairway Lane Greenville, South Carolina (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 seized 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.

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