

MORTGAGE

THIS MORTGAGE is made this 24 day of March 1982, between the Mortgagor, Chung Ian Dou and William E. Bonner, (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

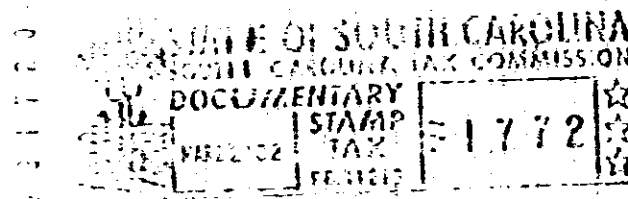
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand Two Hundred Fifty and no/100 (\$44,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot land situate, lying or being on the eastern side of Sigmon Drive in the Town of Mauldin, County of Greenville, State of South Carolina, and known and designated as Lot 17 of a subdivision of Verdin Estates, Map III; plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7X at Page 17 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sigmon Drive at the front corner of Lots 17 and 18 and running thence with the joint line of said lots S. 84-19 E. 346.17 feet to an iron pin; running thence S. 30-17 W. 88 feet to an iron pin at the joint rear corner of Lots 16 and 17; running thence N. 84-19 W. 309.51 feet to an iron pin on the eastern side of Sigmon Drive; running thence with the eastern side of said drive N. 5-41 E. 80 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of Westminster Company, Inc., by deed recorded simultaneously herewith.



which has the address of 113 Sigmon Drive, Mauldin, South Carolina 29664 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

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