

1538 PAGE 005

P. O. Drawer F-20
Florence, S. C. 29503

4/29 4:34 PM '82
S.C.
BANKERSLEY
R.M.C.

MORTGAGE

(#6215)
THIS MORTGAGE is made this 29th day of April 1982, between the Mortgagor, MICHAEL D. McNICHOLAS and MARY E. McNICHOLAS (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, its successors and assigns, a corporation organized and existing under the laws of State of South Carolina, whose address is Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

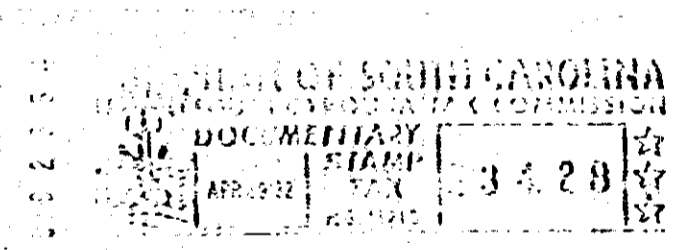
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand Six Hundred Fifty and No/100 (\$85,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 with the buildings and improvements thereon lying and being on the southwesterly side of Shady Creek Court, near the City of Greenville, South Carolina, and being designated as Lot No. 483, Map 2, Section 2, Sugar Creek, as recorded in the RMC Office in Plat Book 7X, at page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Shady Creek Court, joint front corner of Lot Nos. 483 and 484, and running thence along the common line of said lots S. 48-53-38 W. 156.67 feet to an iron pin; thence along the rear line of Lot No. 467 N. 37-19-48 W. 53.07 feet to an iron pin; thence along rear line of Lot No. 468 N. 12-34-04 W. 60.33 feet to an iron pin; thence along rear line of Lot No. 469 N. 14-29-17 E. 79.16 feet to an iron pin, joint rear corner of Lot Nos. 482 and 483; thence along common line of said lots S. 77-00 E. 136 feet to an iron pin on Shady Creek Court; thence along said Court S. 14-03-11 E. 45.48 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. recorded June 1, 1981, in Book 1149 of Deeds, at page 61.



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which has the address of Lot 483, Sugar Creek, nr. Greenville, S.C. (116 Shady Creek Court, Greer, S.C. 29651) (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.

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