

FILED
GREENVILLE CO. S. C.
NOV 12 3 14 PM '82
DONNE E. TANNERSLEY
R.H.C.

MORTGAGE

BOOK 1585 PAGE 778

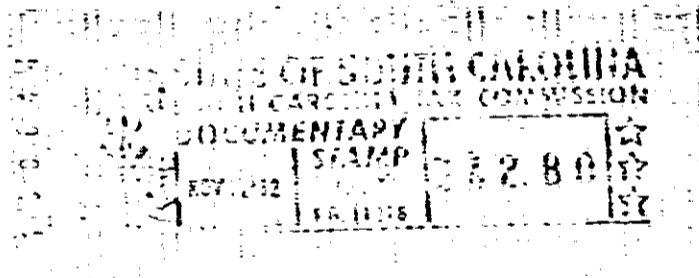
THIS MORTGAGE is made this 11th day of November 1982, between the Mortgagor, Mark Alexander Kaiser, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seven Thousand and 00/100 (\$107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 11, 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 December 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 and the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 3 as shown on plat entitled Chanticleer Townhouses, Phase I, made by Webb Surveying and Mapping Company, dated July 1979, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7C at page 70.

Being the same property conveyed to mortgagor herein by deed of Chanticleer Townhouses, Inc. dated Nov 10, 1982, 1982 and recorded simultaneously herewith in Deed Book 1177 at page 170, office of the RMC for Greenville County, S. C.



RECORDED
NOV 12 1982
R.H.C.

which has the address of Hidden Hills Dr. Greenville
(Street) (City)
S. C. 29605
(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 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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