

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. DANIEL BUDDIN AND PATRICIA G. BUDDIN

Taylor, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

BANKERS MORTGAGE CORPORATION

a corporation organized and existing under the laws of the State of South Carolina 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 Fifty Five Thousand Six Hundred Fifty and no/100ths Dollars (\$ 55,650.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation Post Office Drawer F-20 in Florence, South Carolina 29501 or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Seventy Two and 64/100ths Dollars (\$ 572.64), commencing on the first day of April, 1983, 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 March, 2013

NOW, KNOW 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 certain piece, parcel or lot of land situate lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 6 of a subdivision known as Homestead Acres as shown on a plat prepared by J. Mac Richardson, Engineer, dated November 1959, recorded in the RMC Office for Greenville County in Plat Book RR at Page 35, and being more particularly shown described according to a more recent plat recorded in the RMC office for Greenville County in Plat Book 8-Y at Page 8, to-wit:

BEGINNING at an iron pin on the northern side of Ikes Road, the joint front corner of Lots Nos. 5 and 6 and running thence along the joint line of these lots N 36-06 W 160 feet to an iron pin; thence S 53-55 W 120 feet to an iron pin on the eastern side of Homestead Drive; thence along the eastern edge of Homestead Drive S 36-06 E 135 feet to an iron pin at an intersection which intersection is curved, the chord of which is S 81-05 E 35.4 feet to an iron pin on the northern side of Ikes Road; thence along the northern edge of Ikes Road N 53-55 E 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of John D. Locke as Executor, et al, dated February 24, 1982 and recorded in the Office of the RMC for Greenville County in Deed Book 1162 at Page 924.

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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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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