

# MORTGAGE

This form is used in connection with mortgages insured under the new Uniformity provisions of the National Housing Act.

GREENVILLE FILED  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
AUG 12 11 14 AM '83

TO ALL WHOM THESE PRESENTS MAY CONCERN  
Charles W. Towe and Pamela J. Towe

Taylor, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation,  
Post Office Drawer F-20, Florence, South Carolina 29503,

a corporation organized and existing under the laws 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

Thirty Four Thousand Four Hundred and No/100----- Dollars (\$ 34,400.00 ).

with interest from date at the rate of thirteen and one-half per centum ( 13.50 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, South Carolina,

or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Ninety Four and 22/100----- Dollars (\$ 394.22 ), commencing on the first day of October, 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 September 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 in the County of Greenville, State of South Carolina, and being shown as a part of Lot 71 and 72, Thornwood Acres Subdivision, Plat 2, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 105, and according to a survey of said property prepared by Webb Surveying & Mapping Company, September 20, 1963, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GGG, at Page 16, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Maywood Drive, and which said point is 190 feet from the northeastern intersection of Thornwood Drive and Maywood Drive and running thence, N. 14-52 W. 150.6 feet to a point in the line with Lot 65; thence running with the common line with Lot 65 and 64, N. 73-10 E. 100.1 feet to a point joint rear corner with a new line through a part of Lot 72; thence running with the common line with the owner of said Lot, S. 14-52 E. 154.2 feet to a point on the edge of Maywood Drive; thence running with the edge of said Drive, S. 75-08 W. 100 feet to a point on the edge of said Drive, the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Wayne Thomas Phillips and Debra Towe Phillips of even date herewith, which said deed is being recorded simultaneously with the recording of the within instrument.

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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OFFICE OF SOUTH CAROLINA  
RECORDING DIVISION  
GREENVILLE, SOUTH CAROLINA

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