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DONNIE S. BARRERSLEY  
R.H.C.

BOOK 1604 PAGE 421

# MORTGAGE

(#6449)

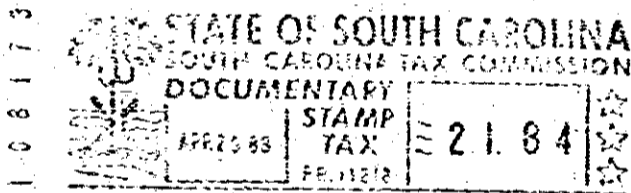
THIS MORTGAGE is made this 29th day of April 1983, between the Mortgagor, STEVEN D. BLANTON and KATHRYN H. BLANTON (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer R-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand Six Hundred and No/100 (\$54,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983 (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, 2013;

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 southeasterly side of Birch Court, near the Town of Simpsonville, South Carolina, being designated as Lot No. 16 on plat of Beechwood Hills recorded in Plat Book QQ, at page 35, and having, according to a more recent survey made by C. O. Riddle, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Birch Court, joint front corner of Lots No. 15 and 16 and running thence along the common line of said lots S. 50-05 E. 318.6 feet to the center of a branch; thence along the center of the meanders of said branch the chord of which is S. 33-45 W. 125.7 feet to the joint rear corner of Lots No. 16 and 17; thence along the common line of said lots N. 50-05 W. 342.1 feet to an iron pin on the southeasterly side of Birch Court; thence along said Court N. 39-55 E. 125 feet to an iron pin, the point of beginning.



DERIVATION: This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc. of even date herewith to be recorded.

which has the address of 105 Birch Court, Simpsonville, South Carolina 29681 (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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