

# MORTGAGE

This form is used in connection with mortgages insured under the first Federal National Housing Act.

FILED  
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

NOV 13 1983  
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R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Wendell C. Newhouse** of  
105 Sigmon Road, Mauldin, S. C. 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 **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-three Thousand Four Hundred Fifty and no/100** -----  
Dollars (\$ **53,450.00** ).

with interest from date at the rate of **Twelve and one-half** per centum ( **12.50** )  
per annum until paid, said principal and interest being payable at the office of **Bankers Mortgage Corporation, P.O.**  
**Drawer F-20, 324 West Evans Street** 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**  
and **85/100** ----- Dollars (\$ **570.85** ).  
commencing on the first day of **February**, **1984**, and on the first day of each month thereafter until the prin-  
cipal 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 **January, 2014**.

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, bar-  
gained, 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 **Greenville**  
County, **South Carolina**, being known and designated as **Lot No. 30** as shown on **Plat**  
of the **Subdivision of Verdin Estates, Section III**, recorded in the **RMC** office for  
**Greenville County, S. C.** in **Plat Book 7-X**, at **Page 17** and being more particularly  
described according to plat prepared by **Heaner Engineering Company, Inc.** dated **Novem-**  
**ber 28, 1983**, and recorded in **Plat Book 10E**, at **Page 97** in the **RMC** office for  
**Greenville County, S.C.** and according to said plat being more particularly described  
as having the following measurements and boundaries to-wit:

**BEGINNING** at a point on **Sigmon Drive**, the common front corner of the herein described  
lot and **Lot No. 31**; thence running along the common line of said lots **North 54-44**  
**East 99.69** feet to a point; thence running along the common line of the herein de-  
scribed lot and **Lot No. 29** **South 35-16 East 146.02** feet to a point; thence running  
along the common line of the herein described lot and **Faney Court** **South 54-44 West**  
**71-60** feet to a point; thence continuing **North 80-16 West 35-36** feet to a point;  
thence running along the common line of the herein described lot and **Sigmon Drive**  
**North 35-16 West 121.01** feet to the point of **BEGINNING**.

The above described lot is subject to any and all easements and/or rights of for  
roads, utilities, drainage, etc., as appear of record and/or on the premises and to  
any and all restriction, covenants, or zoning ordinances affecting such property as  
appear of record. The above described property is specifically subject to those cer-  
tain restrictive covenants recorded in **Leed Book 1127** at **Page 754** in the office of  
the **RMC** for **Greenville County, S. C.** and to those certain five (5') foot easements  
located along the interior lot lines of the above described lot and the thirty (30')  
foot building set back line as shown on the above referred to plats.

The above described lot is the same conveyed to Mortgagor herein by deed recorded  
in **leed Book 1146**, at **Page 45**, in the office of the **RMC** for **Greenville County, S.C.**  
the Grantor of said deed being **Westminster Company, Inc.** and being dated **3/27/81**.

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 encum-  
brances 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 and 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, or at any time, after written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to payment.

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