

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.
FEB 2 1984
W. W. WATSON
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rollout Properties, a S.C. Partnership of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation, Florence, South Carolina

, 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 Three Hundred Twenty & no/100----- Dollars (\$ 55,320.00),

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 in Florence, South Carolina 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Ninety & 82/100----- Dollars (\$ 590.82), commencing on the first day of April, 1984, 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, 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, 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 City and County of Greenville, South Carolina, being shown and designated as Lot 47 on a Plat of HENDERSON FOREST (formerly "Terrydale Subdivision"), recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 41, and having, according to a more recent survey by Carolina Surveying Co., dated January 31, 1984, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Meredith Lane (formerly Terrydale Drive), joint front corner of Lots 46 and 47, and running thence with the common line of said Lots, S 83-46 E, 116.9 feet to an iron pin; thence with the rear line of Lot 47, S 5-22 W, 85.0 feet to an iron pin; joint rear corner of Lots 47 and 48; thence with the common line of said Lots, N 83-46 W, 118.2 feet to an iron pin on the eastern side of Meredith Lane; thence with said Lane, N 6-14 E, 85.0 feet to an iron pin; the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of John W. Howard, III, as attorney in fact for Michelle Wall Cuddy, recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 8 1984 TAX \$ 22.12
FEB 11 1984

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 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; 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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