

# MORTGAGE

1689 894

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 }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES W. POTTS

MAULDIN, SOUTH CAROLINA

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

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS LIFE COMPANY, A CORPORATION OF THE  
STATE OF IOWA

organized and existing under the laws of THE STATE OF IOWA, a corporation  
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 THREE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 Dollars (\$33,850.00),  
hereinafter

with interest from date at the rate of THIRTEEN per centum (13.00 %)  
per annum until paid, said principal and interest being payable at the office of BANKERS LIFE COMPANY

or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED  
Dollars (\$326.72),  
TWENTY SIX AND 72/100 commencing on the first day of JANUARY, 1985, 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 DECEMBER 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 the City  
of Mauldin, County of Greenville, State of South Carolina, being shown and designated  
as "Tract C" on plats entitled "Preliminary Study for Charles W. Potts" dated 28. Sept.  
1984, and recorded in the RMC Office for Greenville County in Plat Book 10-Z at Page  
1; with subsequent revision dated 19 Oct. 1984, and recorded in Plat Book 10-Z at  
Page 25; and having, according to said plats, the following metes and bounds, to-wit:

TRACT "C": BEGINNING at a nail and cap on Southern edge of Sunrise Drive being a point  
142.06 feet, more or less, from intersection with Murray Drive, and running thence  
with Sunrise Drive N. 60-44 E. 92.0 feet to an old iron pin at joint corner of Tract  
"C" and property of James A. & Barbara A. Mulkey; thence with common line of said  
properties S. 25-02 E. 165.09 feet to an iron pin at joint corner of Tracts "C" and  
"B"; thence with common line of said Tracts S. 64-58 W. 65.84 feet to an iron pin;  
thence N. 56-00 W. 41.02 feet to an iron pin; thence N. 27-16 W. 123.22 feet to a  
nail and cap, the point of BEGINNING.

This being the same property conveyed to Mortgagor herein by deed of Gladys D. Whitt  
Freeman, Judith W. Ayers, Betty W. Lark, and Patricia W. Sargent, dated November 14, 1984  
and recorded in the RMC Office for Greenville County, SC, of even date herewith.

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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; provided, however, that written notice  
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.