

LONG, BLACK & GASTON

MORTGAGE

800-1590 799

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

FHA # 461-183789-203

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

JAN 10 27 AM '83
ss: JOHN W. BARNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, NANCY T. TEACHEY, R. W. PENICK and JOANNE M. PENICK

Greenville, South Carolina, 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 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 SIX THOUSAND FOUR HUNDRED AND NO/100----- Dollars (\$ 56,400.00),

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation Post Office Box 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 Eighty and 36/100----- Dollars (\$ 580.36), commencing on the first day of February, 19 83, 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 January, 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 unit, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled, "Wenwood Towns, Phase I, Section I and II", and recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 47, and having, according to a more recent survey prepared by M. L. Baker, Registered Land Surveyor; for Unit A, Building 3, the following metes and bounds, to-wit:

BEGINNING at an iron pin located 458 feet, more or less, from Wrenwood Road in the Southern corner of Unit A and running thence N. 48-21 E. 29.2 feet to a point at the joint corner of Unit A and B; thence running along the common line of said Unit N. 41-39 W. 61.8 feet to a point; thence along th rear of Unit A, S. 48-21 W. 29.2 feet to a point; thence along the southwestern side of Unit A, S. 41-39 E. 61.8 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Westminster Co., Inc., dated December 30, 1982 and recorded simultaneously herewith

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN-3-83 TAX \$ 22.56
P.B. 11218

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 repayment.

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