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THIS MORTGAGE is made this 4th day of January 19.83., between the Mortgagor, Charles Thomas Bennett, III and Marinette Y. Mitais (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Drawer F-20, Florence, S.C., 29503 (herein "Lender").

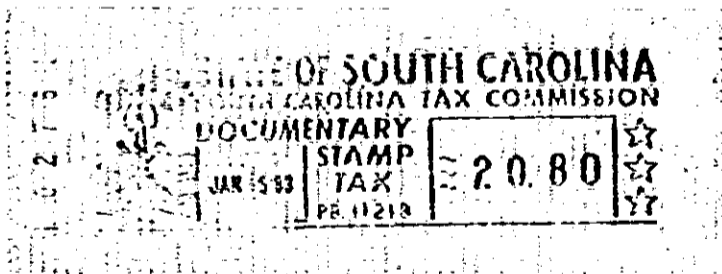
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100- (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 lot of land, with the buildings and improvements thereon, situate, on the south side of Wilderness Lane in the City and County of Greenville, State of South Carolina, being shown as Lot 62 on plat of Cleveland Forest, recorded in the RMC Office for Greenville County in Plat Book M, at Pages 56 and 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Wilderness Lane at the joint front corner of Lots 61 and 62 and running thence along the line of Lot 61, S. 12-19 E. 147 feet to an iron pin; thence N. 87-16 E. 75 feet to an iron pin; thence along the line of Lot 63, N. 17-42 W. 156.2 feet to an iron pin on the south side of Wilderness Lane; thence along Wilderness Lane, S. 82-01 W. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Bankers Trust of South Carolina of even date to be recorded herewith.



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which has the address of 104 Wilderness Lane Greenville South Carolina 29607 (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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