

GREENVILLE

OCT MORTGAGE

BONNIE S. WISLEY R.M.C.

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 } s.s.:

BOOK 1830 PAGE 850

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILSON FARMS COMPANY, A GENERAL PARTNERSHIP

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Life Company

organized and existing under the laws of Iowa, a corporation, 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 TWENTY-NINE THOUSAND FOUR HUNDRED FIFTY & NO/100----- Dollars (\$ 29,450.00),

with interest from date at the rate of Thirteen per centum (13.0 %) per annum until paid, said principal and interest being payable at the office of Bankers Life Company

in Des Moines, Iowa or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED TWENTY-SIX & 01/100----- Dollars (\$ 326.01), commencing on the first day of December, 1983, 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 November, 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 lot of land, located, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the Western side of Brookdale Avenue, being known and designated as Lot No. 23 on Block G, plat of Fair Heights made by R.E. Dalton, dated October 1924, recorded in the Greenville County R.M.C. Office in Plat Book F, at Page 257, and having according to a more recent plat entitled, "Wilson Farms Co., Inc." dated October 6, 1983, as recorded in the R.M.C. Office for Greenville County in Plat Book 16-C, at Page 15, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Brookdale Avenue at the corner of Lots 22 and 23 and running thence with the line of Lot No. 22, N. 58-40 W. 149.8 feet to an iron pin at the corner of Lot No. 12; thence running with Lot No. 12, N. 31-05 E. 50-feet to a iron pin on the corner of Lot No. 24; thence running with Lot No. 24, S. 58-40 E. 149.7 feet to an iron pin on Brookdale Avenue; thence running with the Western side of Brookdale Avenue S. 31-00 W. 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Larry L. Webb as recorded in the R.M.C. Office for Greenville County in Deed Book 1155, at Page 265 on September 17, 1981.

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 prepayment.

Vertical stamp on the right margin with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 0.

Vertical stamp on the right margin with the number 1830.