

FILED GREENVILLE S.C. MORTGAGE

Vol 1388 No 305

THIS MORTGAGE is made this 14th day of June 1984, between the Mortgagor, JOHN P. MILES AND MARY LOUISE MILES (herein "Borrower"), and the Mortgagee, BANKERS MORTGAGE CORPORATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

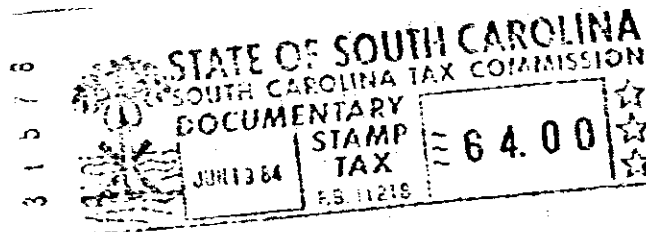
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Sixty Thousand and No/100 (\$160,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2014

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 piece, parcel or lot of land situate, lying and being on the Southwestern side of Club Forest Lane, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 34 as shown on a plat entitled "Club Forest", prepared by Arbor Engineering, Inc., dated August 12, 1982, and recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at pages 15-17, and having, according to said plat, and a more recent plat entitled "Property of John P. Miles and Mary Louise Miles", prepared by Dalton & Neves Co., Engineers, dated June, 1984, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Club Forest Lane at the joint front corner of Lots 33 and 34, and running thence with the line of Lot No. 33 S. 63-39 W. 167.02 feet to an iron pin in the line of Chanticleer Subdivision; thence with the line of Chanticleer Subdivision N. 26-21 W. 78.24 feet to an iron pin; thence N. 87-45 W. 1.04 feet to an iron pin in the line of Lot No. 35; thence with the line of Lot No. 35 N. 29-49 E. 150.55 feet to an iron pin on the Southwestern side of Club Forest Lane; thence with the curve of the Southwestern side of Club Forest Lane, the chord of which is S. 44-02 E. 138.39 feet to an iron pin; thence continuing with the Southwestern side of Club Forest Lane S. 27-54 E. 30.73 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of The Vista Co., Inc., dated October 26, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1199 at page 357, on October 27, 1983.



which has the address of 16 Club Forest Lane Greenville, South Carolina 29605 (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 seized 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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