

FILED  
GREENVILLE S.C.

# MORTGAGE

BOOK 1806 PAGE 414

MAY 12 4 44 PM '83

THIS MORTGAGE is made this 6th day of May, 1983, between the Mortgagor, R. Glenn Hilliard and Heather P. Hilliard (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Winston-Salem, North Carolina (herein "Lender").

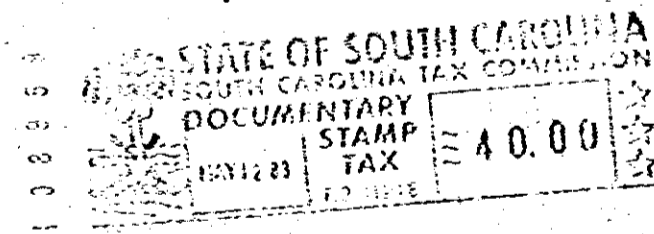
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or tract of land situate lying and being on the south side of Tallulah Drive in the City of Greenville, County of Greenville, State of South Carolina and being more particularly known and designated as Lot 21 and Lot 23 "Property of D. T. Smith" as more particularly shown on that certain plat dated March 5, 1923 recorded in the R.M.C. Office for Greenville County, in Plat Book F, at page 108 and as more recently described and shown on that certain plat dated April 19, 1983 entitled Plat for "R. Glenn and Heather P. Hilliard," recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-R at Page 32, and having according to said more recent plat the following metes and bounds:

BEGINNING at an iron pin on the right-of-way for Tallulah Drive at the joint front corner of Lots 19 and 21 and running thence with the right-of-way for Tallulah Drive N. 64° 22' 08" E. 201.14 feet to an iron pin at the joint front corner of Lots 23 and 25 on the right-of-way for Tallulah Drive; thence with the joint side line of Lots 23 and 25 S. 25° 34' 32" E. 199.02 feet to an iron pin at the joint rear corner of Lots 23, 24 and 25; thence with the joint rear lines of Lots 21, 22, 23 and 24 S. 64° 20' 00" W. 200.06 feet to an iron pin at the joint rear corner of Lots 19, 20, 21 and 22; thence with the joint side line of Lots 19 and 21 N. 25° 53' 19" W. 199.14 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ellen G. Shaw, dated May 7, 1971, recorded in the R.M.C. Office for Greenville County in Deed Book 914 at Page 431.



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which has the address of 124 East Tallulah Drive, Greenville, South Carolina 29605 (herein "Property Address");  
[Street] [City] [State and Zip Code]

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.