

FILED
GREENVILLE S.C.

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DONNIE R. LINDLEY
RMC

MORTGAGE

NO. 1711-798

THIS MORTGAGE is made this 1st day of August 1983, between the Mortgagor, Greg. R. Anderson and Linda W. Anderson (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 Sixty Two Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 September 1, 1998.

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southern side of Mountain View Avenue and being known and designated as Lot No. 12, Block B of Oakland Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book F, Page 204, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mountain View Avenue, joint front corner of Lots 12 and 13, said pin also being 75 feet west from the southwestern corner of the intersection of Mountain View Avenue and Townes Street, and running thence with the line of Lot 13 S. 09-45 W. 170.6 feet to an iron pin on the northern side of a 19 foot alley; thence with the northern side of said alley N. 80-15 W. 75 feet to a stake; thence running with the line of Lot 11 N. 09-45 E. 170.6 feet to a stake on the southern side of Mountain View Avenue; thence running with the southern side of Mountain View Avenue S. 80-15 E. 75 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed from Mary F. Wilson to Greg R. Anderson and Linda W. Anderson, dated September 22, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1155 at page 544, on September 23, 1981.

which has the address of 105 Mountain View Avenue Greenville
(Street) (City)
S.C. 29609 (herein "Property Address");
(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 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, judgments 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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