

GREENVILLE COUNTY SOUTH CAROLINA
DEC 1 10 33 AM '83
MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN: RANDY K. BENTON and GAIL E. BENTON

Simpsonville, South Carolina 29681, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company

a corporation organized and existing under the laws of North Carolina, 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 Forty-two Thousand Five Hundred Seven and No/100----- Dollars (\$ 42,507.00),

with interest from date at the rate of Twelve and One-half -----per centum (12.50 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company in Winston-Salem, North Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Four Hundred Fifty-three and 67/100-----Dollars (\$ 453.67-----), commencing on the first day of January, 19 84, 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 December, 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, with improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, on the Eastern side of Corkwood Drive and being known as Lot 717, Westwood Subdivision, Section VI, Sheet II as shown in Plat Book 5-P, at Page 35 an being more recently described on a plat prepared for Randy K. Benton and Gail E. Benton by R. B. Bruce, R.L.S., dated November 29, 1983 and recorded in the RMC Office for Greenville County in Plat Book 16-C at Page 49; reference is hereby craved to latter plat for a more particular metes and bounds description.

This being the same property conveyed to the Mortgagors herein by Deed of W. H. Chapman, Doris Chapman, J. R. Beatty and Barbara Beatty, of even date, to be recorded herewith.

607 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.

601 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.

1401 The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of and 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 a lump sum 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 payment.

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