

NOTICE: This Mortgage Secures
A VARIABLE/ADJUSTABLE INTEREST RATE NOTE

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MORTGAGE

DONN... WINSLEY
REC.

THIS MORTGAGE is made this 23rd day of October, 1984 between the Mortgagor, Richard H. Quinn and Kay S. Quinn (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of the State of North Carolina, whose address is P.O. Box 3174, Winston-Salem, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Three Thousand Six Hundred and No/100 (\$63,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 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 November 1, 2014. A copy of said Note is attached hereto as Exhibit A, being

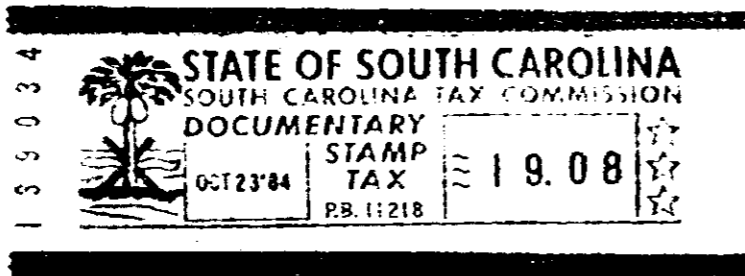
incorporated fully herein for all purposes.

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 those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being in the City of Greenville, on the northwestern side of East Lanneau Drive and being shown and designated as Units Nos. 8, 9 and 12 of Addition No. 1 to Forest Hills as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "D", Pages 226 and 227 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of East Lanneau Drive at the joint front corner of Units Nos. 9 and 10, which pin is 86.2 feet in a northeasterly direction from the intersection of East Lanneau Drive and Lanneau Drive and running thence along the line of Units Nos. 9, 10, 11 and 12 N. 28-33 W., 220.5 feet to an iron pin at the joint corner of Units Nos. 11 and 12 and in the line of property known as Alta Vista; thence along the line of Alta Vista N. 68-37 E., 106.3 feet to an iron pin; thence still with the Alta Vista line S. 4-15 W., 42.3 feet to an iron pin in the line of Unit No. 8; thence along the line of Unit No. 8 and along Alta Vista line N. 62-50 E., 7.7 feet to an iron pin at the joint rear corner of Units Nos. 7 and 8; thence with the joint line of Units Nos. 7 and 8 S. 26-0 E., 138.5 feet to an iron pin on the northwestern side of East Lanneau Drive at the joint front corner of Units Nos. 7 and 8; thence along the northwestern side of East Lanneau Drive and following the curve thereof (the chord of which is S. 40-10 W.) 90 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Otis Garrison and Ann M. Garrison recorded simultaneously herewith.



which has the address of 15 East Lanneau Drive, 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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