

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1633 PAGE 01

OCT 28 3 11 PM '83

THIS MORTGAGE is made this 28th day of October 1983, between the Mortgagor, MORRIS VICTOR ABERCROMBIE and CATHI M. ABERCROMBIE (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 One Thousand and No/100 (\$101,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 November 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 piece, parcel or lot of land, situate, lying and being on the western side of Altamont Terrace, near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 7 of a subdivision known as Altamont Terrace, plat of which is recorded in the RMC Office for Greenville County in Plat Book BB, at Page 173-A and also shown on plat entitled "Survey for Morris Victor Abercrombie and Cathi M. Abercrombie" prepared by Carolina Surveying Company on October 20, 1983, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Altamont Terrace, joint front corners of Lots Nos. 7 & 9, and running thence with said street, S. 31-20 W. 105 feet to an iron pin; thence continuing with said street, S. 9-46 W. 72.3 feet to an iron pin; thence still with said street, S. 1-25 E. 77 feet to an iron pin, joint front corners of Lots Nos. 5 & 7 and running thence with Lot No. 5, S. 89-00 W. 179 feet to an iron pin; thence turning and running N. 60-03 W. 123.4 feet to an iron pin; thence turning and running N. 54-01 E. 400 feet to an iron pin, joint rear corners of Lots Nos. 7 & 9; thence turning and running S. 25-52 E. 62.3 feet to an iron pin, being the point of beginning.

Derivation: Christopher C. Hindman, III, deed book 1185, page 327, recorded March 31, 1983.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 40.40

which has the address of Altamont Terrace, Greenville, South Carolina 29609 (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 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.

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