

MORTGAGE

BOOK 1392 PAGE 324

THIS MORTGAGE is made this 11th day of January 1983, between the Mortgagor, ROBERT D. BROWN and LAURA S. BROWN (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").
FILED JAN 19 3 16 PM '83 DONNIE S. TANKERSLEY R.M.C.

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-SIX THOUSAND FIVE HUNDRED and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 11, 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 February 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 in the State of South Carolina, County of Greenville, on the southern corner of the intersection of Great Glen Court and Del Norte Road, being known and designated as Lot No. 62 on a Plat of DEL NORTE ESTATES, Sheet No. 1, prepared by Piedmont Engineers and Architects, dated August 28, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Page 32, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to Robert D. Brown and Laura S. Brown by deed of William R. Lasley, Jr., as Trustee, dated May 24, 1982 and recorded in the RMC Office for Greenville County, South Carolina, on May 25, 1982 in Deed Book 1167, Page 483.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
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which has the address of 406 Del Norte Road, Greenville, South Carolina 29615
[Street] [City]
..... (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 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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