

GREEN FILED
MAY 17 11 15 AM '83
DONNIE RILEY

MORTGAGE

300 1626 1054

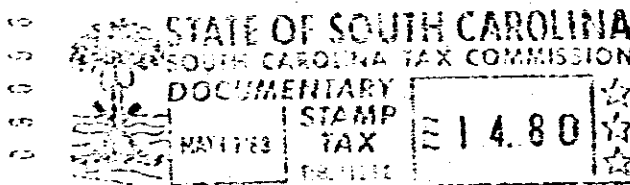
THIS MORTGAGE is made this 12th day of May, 1983, between the Mortgagors, JAMES A. R. FOWLER, JR. and TINA FOWLER (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Winston-Salem, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SEVEN THOUSAND AND NO/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 The First Day of June 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 Town of Simpsonville, Austin Township, being shown and designated as Lot No. 570, Section VI of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 4-X at Page 100 in the RMC Office for Greenville County, South Carolina, and being more particularly shown on plat prepared by J. L. Montgomery, III, dated May 9, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-S at Page 29 of even date herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on West Yellowwood Drive at the joint front corner of Lots 570 and 571 and running thence S. 21-04 E. 146.54 feet to an iron pin; thence S. 84-55 W. 129.03 feet to an iron pin; thence N. 00-27 E. 142.17 feet to an iron pin on West Yellowwood Drive; thence along said Drive, S. 83-22 E. 16.37 feet and N. 82-18 E. 59.0 feet to an iron pin, point of beginning.



which has the address of 224 West Yellowwood Drive, Simpsonville, South Carolina, 29681 (herein "Property Address");
[Street] [City]
[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.

200 3 38441A01

4328 1054

4328 1054