

AUG 31 4 55 PM '83

MORTGAGE

REC-1023 10-738

THIS MORTGAGE is made this Thirty-first day of August 19. 83, between the Mortgagor, RUSSELL A. BOSKO and KAYE P. BOSKO (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").

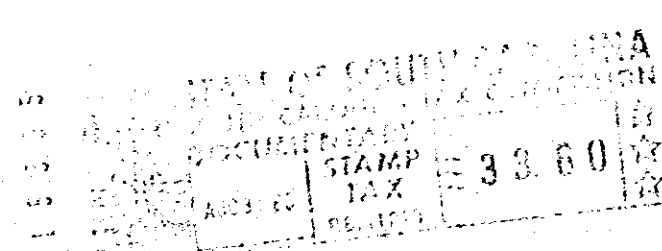
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-FOUR THOUSAND (\$84,000.00) AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 CERTAIN PIECE, PARCEL OR LOT OF LAND, together with the improvements thereon, situate, lying and being in the City of Greenville County and State aforesaid, and being shown as Lot C and part of Lot B on plat of Mountain City Land Company, recorded in Deed Book WW, Page 604, Office of RMC for Greenville County and having according to a recent survey and plat entitled "Property of Russell A. Bosko and Kaye P. Bosko", dated August, 1983, prepared by Dalton & Neves Co., Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Earle Street which pin is 161 feet N 84-30 W from the intersection of said street with Wilton Street, at common front corner of Lots C and D; running thence N 5-34 E 200 feet to an iron pin on the south side of a 16-foot alley; thence N 84-30 W 63 feet to an iron pin; thence through Lot B, S 5-34 W 200 feet to an iron pin on the north side of West Earle Street; thence with the line of said street S 84-30 E 63 feet to point of beginning.

Being the identical property conveyed to said mortgagors by deed of instant date of Walter P. Fillinsky, Jr. and Beverley Woody Fillinsky (formerly Beverley K. Woody) to be recorded herewith.



which has the address of 206 West Earle Street, Greenville, South Carolina 29609
[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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