

FILED
GREENVILLE CO. S. C.

10 27 1983 MORTGAGE

BOOK 1832 PAGE 679

DONNIE W. WILKINSLEY
R.M.C.

THIS MORTGAGE is made this 25th day of October 1983, between the Mortgagor, Gregory Leon Kazian and Ellen Lee Kazian (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 Forty-Nine Thousand and No/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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, 2013

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, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 71 and a portion of Lot No. 70 on plat entitled "Property of Gregory Leon Kazian and Ellen L. Kazian" made by R.B. Bruce, R.L.S., dated October 11, 1983 and recorded in Plat Book 10-D at Page 42, in the RMC Office for Greenville County, S.C.. Reference to said plat is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Devenger Property Associates as recorded in Deed Book 1199 at Page 308, in the RMC Office for Greenville County, S.C., on October 26, 1983.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, GREENVILLE COUNTY, SOUTH CAROLINA
THIS 27th DAY OF OCTOBER 1983
STAMP
TAX \$18.60

which has the address of Devenhill Court Greer
[Street] [City]
S.C. 29651 (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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