

MORTGAGE

Wachovia Mortgage Co.
Piedmont Center
Greenville, S.C.
VOL 1554 PAGE 01

GREENVILLE S.C.

THIS MORTGAGE is made this 26th day of March 1984, between the Mortgagors, Francis X. Dabrowski and Lisa M. Dabrowski (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-eight Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.

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, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Edisto Avenue (formerly Manos Street) in the City of Greenville being known and designated as Lot No. 5 of Sunset Hills on plat prepared by W. J. Riddle dated 1937 and being more particularly shown on plat of property of Philip R. Williams dated December, 1950 recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Edisto Avenue (formerly Manos Street) at the joint front corner of Lots 5 and 6, said iron pin 440 feet in a westerly direction from iron pin in the southeastern intersection of Osceola Drive and Edisto Avenue; thence S. 29-00 E., 180 feet to an iron pin; thence S. 66-00 W., 58 feet to an iron pin; thence N. 38-09 W., 185 feet to an iron pin on the southeastern side of Edisto Avenue; thence along the southeastern side of Edisto Avenue, N. 66-00 E., 88 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Mary Holmes Parker recorded of even date herewith.

*The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider was a part thereof.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
\$ 15.60

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which has the address of 19 Edisto Street, Greenville, S.C. 29605 (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.

