

GREENVILLE CO. S.C. **MORTGAGE**

BU. 1602 PAGE 56

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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DONNIE S. TINKERSLEY
R.M.C.
SS:

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul Bullard Winston and Marsha Hurst Winston

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company

, a corporation organized and existing under the laws of the State of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixty-seven Thousand Five Hundred and no/100---Dollars (\$ 67,500.00),

with interest from date at the rate of twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company, P. O. Box 3174 in Winston-Salem, N. C. 27102 or at such other place as the holder of the note may designate in writing, in monthly installments of Six Hundred Ninety-four and 32/100-----Dollars (\$ 694.32), commencing on the first day of June, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of GREENVILLE State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of West Augusta Place Street, in the City of Greenville, Greenville Township, Greenville County, South Carolina, being shown as all of lot 25 and portions of Lots 26 and 24 on plat of property of D. W. Cochrane Estate and Minnie P. Cochrane, recorded in Plat Book I, at Pages 92 and 93, and having according to a more recent survey thereof entitled PROPERTY OF PAUL BULLARD WINSTON AND MARSHA HURST WINSTON made by Freeland & Associates dated April 7, 1983, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9 P at Page 52 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of West Augusta Place Street in the front line of lot no. 26, said iron pin being located 735 feet, more or less, in a southwesterly direction from the intersection of West Augusta Place Street with Augusta Road and running thence along a line through lot 26, S. 52-05 E. 163.63 feet to an iron pin in the line of lot 15; thence S. 46-41 W. 22.31 feet to an iron pin; thence S. 46-09 W. 70.83 feet to an iron pin; thence S. 47-26 W. 15.86 feet to an iron pin in the rear line of lot 17; thence through lot 24, N. 52-33 W. 147.49 feet to an iron pin on the southeastern side of West Augusta Place Street; thence along the southeastern side of West Augusta Place Street, N. 37-56 E. 109.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of P. Thomas Compton and Elizabeth L. Compton to be recorded herewith. Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.