

S.C. **MORTGAGE**

BOOK 1578 PAGE 384

THIS MORTGAGE is made this 21st day of August 19. 82, between the Mortgagor, Eric C. Hyman and Pauline R. Hyman (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").

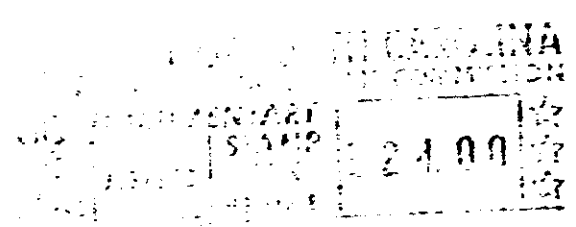
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand & No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012.

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 situate, lying and being on the southern side of Roe Ford Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 75, Stratford Forest, as shown on a plat thereof prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, at Page 89 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Roe Ford Road at the joint front corner of Lots Nos. 75 and 76, and running thence with the line of Lot No. 76 S. 20-22 E. 271.9 feet to an iron pin in the rear line of Lot No. 73; thence with the rear line of Lot No. 73 N. 68-22 E. 167.1 feet to an iron pin in the line of an unnumbered lot; thence with the line of said unnumbered lot N. 9-10 W. 273 feet to an iron pin on the southern side of Roe Ford Road; thence with the southern side of Roe Ford Road S. 69-47 W. 220 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of James O. Jennings and Janet C. Jennings dated August 21, 1982 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1172, at Page 532, on August 23, 1982.



which has the address of 1110 Roe Ford Road Greenville, S.C. 29609 (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 seized 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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