

This instrument was prepared by:

BOOK 1589 PAGE 815

RECORDED
DEC 27 10 53 AM '82
W. W. WILKINSLEY

NOTICE: This Mortgage Secures
A VARIABLE/ADJUSTABLE INTEREST RATE NOTE

MORTGAGE

THIS MORTGAGE is made this 22nd day of December
19 82, between the Mortgagor, Richard E. Bennion
(herein "Borrower"), and the Mortgagee, Wachovia Mortgage
Company, a corporation organized and
existing under the laws of the State of North Carolina, whose address is P. O. Box
3174, Winston-Salem, North Carolina 27102 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand Eight Hundred
and No/100ths (\$52,800.00) Dollars, which indebtedness is evidenced by Borrower's
note dated December 22, 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 January 1, 2013

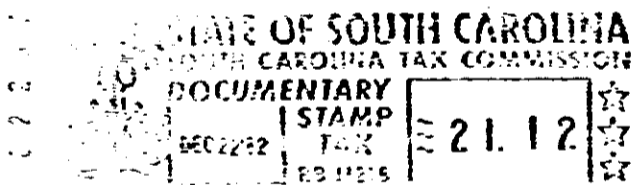
; A copy of said Note is attached hereto as Exhibit A, being

incorporated fully herein for all purposes

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 in the State of
South Carolina, County of Greenville, located southeast of Stallings Road on
Graystone Way, and being known as Lot #12, as shown on a plat entitled "Property
Survey for Graystone II, a Planned Unit Development", according to plat thereof
prepared by Arbor Engineering dated November 8, 1982, said plat being recorded
in the RMC Office for Greenville County in Plat Book 9F at Page 29.

Being the same property conveyed to the mortgagor herein by deed of Academy
Rental Company, Inc. of even date and recorded herewith in the RMC Office for
Greenville County.



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which has the address of 12 Graystone Way Taylors
[State] [City]
S.C. 29687
[State and Zip Code] (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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