

MAR 11 4 22 PM '83

## MORTGAGE

BOOK 1597 PAGE 668

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 11th day of March, 1983, between the Mortgagor, Kevin E. Cribbs (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").

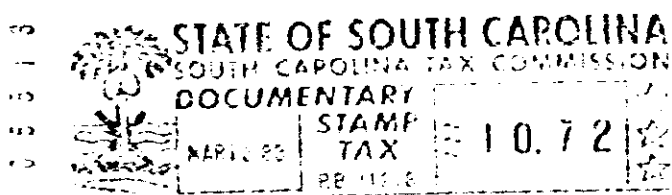
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand, Eight Hundred and No/100-- (\$26,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1998 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1998.

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 tract of land with the buildings and improvements thereon, located on Old Mountain Creek Road in Greenville County, South Carolina, being shown and designated as 3.20 acres, more or less, on a plat entitled, "Property of Kevin Earl Cribbs" by Webb Surveying & Mapping Co., dated February 24, 1983, and recorded in the RMC Office for Greenville County in Plat Book 9-0 at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Old Mountain Creek Road at the joint front corner with other property owned by Cribbs and running thence with the joint line thereof, N. 62-05 E. 403.3 feet to a point in the center of a mountain creek; thence with the center of said creek, S. 58-32 E. 197.2 feet; thence continuing with the center of said creek, S. 55-55 E. 58 feet to a point on the right-of-way of S. C. Highway 253; thence with the right-of-way of said highway, S. 2-04 E. 37.55 feet to a point; thence with the center line of another creek, the traverse of which is as follows: S. 64-34 W. 144.45 feet, S. 65-51 W. 60.26 feet, S. 46-34 W. 86.80 feet, S. 42-06 W. 102.8 feet, S. 49-45 W. 130.15 feet, S. 40-33 W. 65.10 feet, S. 51-02 W. 42.81 feet to a point in the center of Old Mountain Creek Road; thence with the center of Old Mountain Creek Road, as follows: N. 0-53 W. 27.26 feet, N. 3-04 W. 190.8 feet, N. 11-24 W. 67.4 feet, N. 28-55 W. 50.47 feet, N. 40-27 W. 52 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Harry L. Whitfield, Ellen W. Kelley, Margaret W. Allison and E. Ray Whitfield, dated March 11, 1983, and recorded herewith.



which has the address of Old Mountain Creek Road, Greenville, South Carolina 29609 (herein "Property Address");  
[Street] [City]  
[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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