

DOCUMENTARY
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This instrument was prepared by:

AMERSLEY

NOTICE: This Mortgage Secures A Variable Interest Rate Note MORTGAGE

THIS MORTGAGE is made this 17th day of December 1981, between the Mortgagor, John E. Trexler and Maxine M. Trexler (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company a corporation organized and existing under the laws 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 Thirty-five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1981 (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, 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, lying in Butler Township in the City and County of Greenville, State of South Carolina on Quail Hill Drive, being shown and designated as Lot No. 17 on plat of Quail Hill Estates prepared by Campbell and Clarkson Surveyors, Inc., dated June 25, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book TIT at Page 201 and having according to a survey prepared by Freeland and Associates dated December 17, 1981 and recorded in the R.M.C. Office for Greenville County in Plat Book 8-X at Page 15, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the northeastern side of Quail Hill Drive at the joint front corner of Lots Nos. 17 and 18 and running thence with the joint line of said lots N. 48-36 E., 250.0 feet to an old iron pin; running thence S. 41-24 E., 150.0 feet to an old iron pin at the joint rear corner of Lots Nos. 17 and 17A; running thence with the joint line of said lots S. 48-46 W., 257.45 feet to an old nail and cap at the joint front corner of Lots 17 and 17A on the northeastern side of Quail Hill Drive; running thence with the northeastern side of said drive, N. 30-08 W., 38.10 feet to a concrete monument; thence continuing with the northeastern side of Quail Hill Drive, N. 41-24 W., 111.90 feet to the point and place of beginning.

This is a portion of the property conveyed to the Grantor, John E. Trexler by John B. Wood by document recorded in the R.M.C. Office for Greenville County in Deed Book 1150 at Page 851 on the 30th day of June, 1981; subsequently, John E. Trexler conveyed an undivided one-half interest in the subject property to his wife Maxine M. Trexler by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1159 at Page 609 on the 17th day of December, 1981.

which has the address of 34 Quail Hill Drive Greenville South Carolina 29607 (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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