

This instrument was prepared by:
Haynsworth, Perry, Bryant,
Marion & Johnstone

CP: FILED
CO. S. C.
2 46 PM '82
R.M.C.
WILMERSLEY

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

MORTGAGE

THIS MORTGAGE is made this 31st day of December
19 81, between the Mortgagor, James Craig Hearon and Susan Harper Hearon
(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 Forty-Six Thousand and No One
Hundredths (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated December 31, 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 situate, lying and being at the
southeastern corner of the intersection of Don Drive and Buckingham Road,
in the City of Greenville, County of Greenville, State of South Carolina,
being shown and designated as Lot No. 64 on a plat entitled "Map of Gower
Estates, Section A", prepared by Dalton & Neves, dated January, 1960,
recorded in the RMC Office for Greenville County in Plat Book QQ at pages
146 and 147, together with all that piece, parcel or triangular strip of
land adjacent to Lot No. 64, and being a portion of Lot 235 as shown on a
plat entitled "Map of Gower Estates, Section B", prepared by R. K. Campbell,
dated December, 1961, recorded in said RMC Office in Plat Book XX, at pages
36 and 37, and having, in the aggregate, according to a more recent plat
entitled "Property of James C. and Susan H. Hearon", prepared by John R.
Long and Associates, dated December 30, 1981, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Don Drive at the joint
front corner of Lots Nos. 63 and 64 and running thence with the line of
Lot No. 63, S. 00-54-50 W. 179.93 feet to an iron pin in the line of Lot
No. 235; thence on a new line through Lot No. 235 S. 78-06-23 W. 87.47 feet
to an iron pin on the eastern side of Buckingham Road; thence with the
eastern side of Buckingham Road N. 15-55-30 W. 42.70 feet to an iron pin;
thence with the curve of the eastern side of Buckingham Road, the chord of
which is N. 29-59-00 W. 65 feet to an iron pin at the intersection of
Buckingham Road and Don Drive; thence with the curve of said intersection,
the chord of which is N. 13-58-18 E. 35.30 feet to an iron pin on the
southern side of Don Drive; thence with the southern side of Don Drive
N. 56-55-17 E. 92.90 feet to an iron pin; thence continuing with the
southern side of Don Drive N. 71-21-37 E. 48.86 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of
Clarence W. Cooper, et al., dated December 31, 1981, and recorded in the RMC
Office for Greenville County, S. C., in Deed Book 1160, Page 433, on JAN. 4, 1982,
which has the address of 602 Don Drive Greenville

S. C. (herein "Property Address");
(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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