

MORTGAGE

GREENVILLE CO. S.C. FILED

THIS MORTGAGE is made this 22nd day of September 1982, between the Mortgagors, JERRY A. PERKINS and SHERYL C. PERKINS (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").

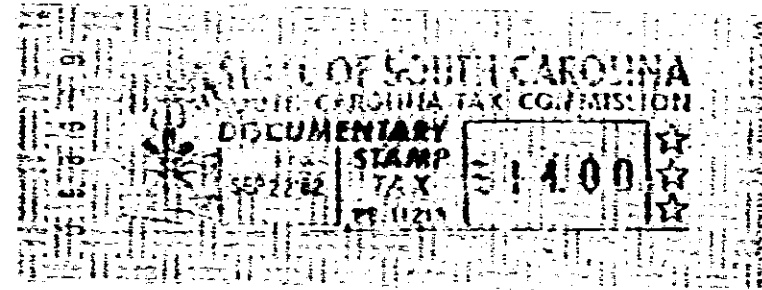
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007

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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as 0.60 acres on a plat entitled, "Property of Jerry A. Perkins and Sheryl C. Perkins," prepared by Freeland & Associates, dated November 17, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8J, Page 74 and having the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Old Mountain Creek Road, said iron pin located 2,230 feet from State Park Road, and running thence along property of Perkins, N 18-01 E 220.0 feet to an iron pin; thence turning and running S 67-57 E 120.0 feet to an iron pin; thence turning and running S 18-01 W 220.0 feet to an iron pin on the northern side of Old Mountain Creek Road; thence turning and running along Old Mountain Creek Road, N 67-57 W 120.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Jerry Perkins and Louise G. Perkins, dated December 29, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1139, Page 800 on December 30, 1980.



5.0001  
5.0001  
2 SE 22 82  
051

which has the address of Route 5, Old Mountain Creek Road, Greenville, SC 29609 (Street) (City) (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 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.

1010

4328