

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

MORTGAGE

FILED GREENVILLE CO. S. C.

OCT 4 2 49 PM '82

THIS MORTGAGE is made this 1st day of October 1982 between the Mortgagor, John G. Grubb and Margaret M. Grubb Mortgage Company (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 Twenty Thousand and No/100- (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 November 1, 2012; A copy of said Note is attached hereto as Exhibit A, being

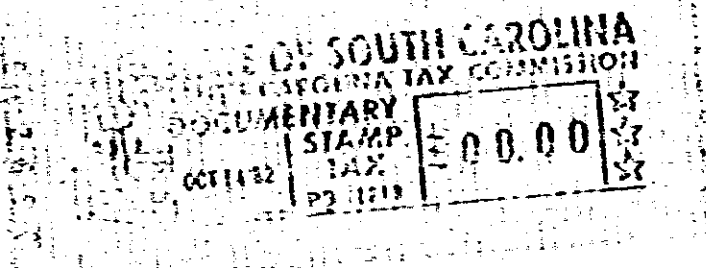
Incorporated fully herein for all purposes. To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the 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 certain piece, parcel or lot of land situate lying and being on the South side of Glenbrooke Way, County of Greenville, State of South Carolina, being known and designated as Lot 12, of Glenbrooke Townhomes as more particularly described on that certain plat prepared by John R. Long, Surveyor, dated March 6, 1982, revised June 1, 1982 entitled "Glenbrooke Townhomes" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9F, at Pages 1 and 2 and having according to said plat the following metes and bounds:

BEGINNING at an ironpin at the northeastern front corner of said lot and running thence S. 06-12-20 W. 48.87 feet to an ironpin; thence N. 83-47-40 W. 28.80 feet to an iron pin; thence N. 06-12-20 E. 48.87 feet to an iron pin; thence S. 83-47-40 E. 28.80 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Liberty Life Insurance Company of even date to be recorded herewith.

7.00



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which has the address of 248 Glenbrooke Way Greenville South Carolina 29615 (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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