

Mortgagee's Address: P.O. Box 3174, Winston-Salem, N. C. 27102

This instrument was prepared by:  
Harry L. Edwards  
Attorney at Law

FILED NOTICE: This Mortgage Secures  
A VARIABLE/ADJUSTABLE INTEREST RATE NOTE 1593 PAGE 933

FEB 4 4 41 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 4th day of February, 1983, between the Mortgagor, O'Neil P. Boudreaux, Jr. and Gail Ann T. Boudreaux (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Post Office Box 3174, Winston-Salem, North Carolina 27102 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty-Three Thousand, Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_ (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2013. A copy of said Note is attached hereto as Exhibit A, being

incorporated fully herein for all purposes.

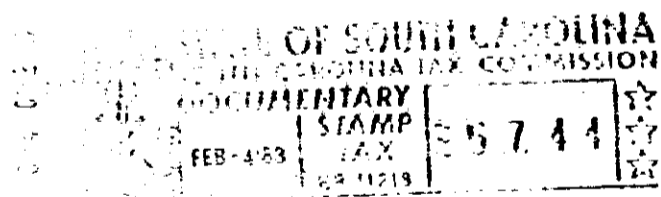
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Paris Mountain Township, Greenville County, South Carolina, on Paris Mountain on the East side of Lake Circle Road as shown on a plat prepared for O'Neil P. Boudreaux, Jr. and Gail Ann T. Boudreaux by W. R. Williams, Jr., Engr/Surveyor, dated January 28, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of Lot 30, and running thence with Lake Circle Road, N. 5-14 W. 97.0 feet to a bend in said road; thence N. 15-55 W. 100.0 feet to a bend in said road; thence N. 32-50 W. 100.0 feet to an iron pin; thence N. 41-05 E. 495.0 feet to an iron pin; thence S. 25-14 E. 589.7 feet to an iron pin; thence S. 76-50 W. 200.0 feet to an iron pin; thence S. 76-19 W. 300.0 feet to an iron pin, the point of beginning and containing 4.62 acres, more or less.

This is the same property conveyed to Mortgagors by Elizabeth R. Hughes by deed dated February 4, 1983, recorded February 4, 1983, in Deed Volume 1182, Page 111 of the R. M. C. Office for Greenville County, South Carolina.

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which has the address of Rt. 12 Box 34 Lake Circle 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 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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