

# MORTGAGE

This form is used in connection with mortgages made under the Uniform Land Security by Action to Foreclosure provisions of the National Housing Act.

FILED  
GREENVILLE  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
DONNIE R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Randy D. Jester, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of sixty seven thousand, five hundred and 00/100 Dollars (\$67,500.00).

with interest from date at the rate of twelve per centum (12%) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company in P.O. Box 3174, Winston-Salem, N.C. 27102 or at such other place as the holder of the note may designate in writing, in monthly installments of six hundred ninety four and 32/100 Dollars (\$ 694.32), commencing on the first day of May, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that piece parcel or lot of land in the State of South Carolina, County of Greenville, being on the Southern side of Lake Cunningham Circle and having the following metes and bounds to wit:

BEGINNING at an iron pin on the Southern side of Lake Cunningham Circle at joint corner with property of John A. Few and running thence with said Circle S85-10E 100.0 feet to an iron pin; thence still with said circle S85-33E 94.0 feet to an iron pin on property of Donald C. Nowag; thence with the Nowag line S-9-29W 168.4 to an iron pin; thence N87-45W 199.8 feet to an iron pin on property of Few; thence with Few line N11-04E 177.3 feet to an iron pin being the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Thomas N. and Nancy B. Whiteside recorded of even date.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
APR 10 23  
27.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:  
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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