

Mortgagee Address:  
P. O. Box 3174  
Winston-Salem, NC 27102

BOOK 1606 PAGE 579

# MORTGAGE

FILED  
GREENVILLE

THIS MORTGAGE is made this 3<sup>rd</sup> 13th day of May, 1983, between the Mortgagor, PETER L. DIXON and JANET P. DIXON (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 Forty-two thousand five hundred and no/100 (\$42,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June, 1998

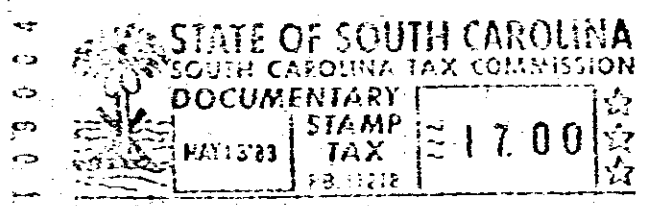
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, containing 1.89 acres, more or less, located on Carriage Lane, and being the same as shown on PLAT OF R. C. AYERS PROPERTY recorded in the RMC Office for Greenville County in Plat Book 7N, Page 74 and being shown on a more recent survey of "Survey for Peter L. & Janet P. Dixon" prepared by C. O. Riddle, dated May 6, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9S, Page 21, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Cul-de-sac of Carriage Lane and running thence along the common line of the within 1.89 acre lot and other property of R. C. Ayers, S 89-09 W 235.5 feet to an iron pin; thence turning and running with property now or formerly of Archie Dean Blevins, S 16-40 W 343.52 feet to an iron pin at the corner of said lot and Colonial Acres Subdivision, Sec. 1; thence running along the line of property of Colonial Acres, Sec. 1, N 72-29 E 364.4 feet to an iron pin at the joint corner with Colonial Acres, Sec. 2; thence with the line of property of Colonial Acres, Sec. 2, N 7-50 E 197.47 feet to an iron pin on the cul-de-sac of Carriage Lane; thence with said cul-de-sac, the radius of which is 50 feet, N 56-01 W 48.85 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of R. C. Ayers, to be recorded of even date herewith.

ECTO  
-----3 MY1385



which has the address of 203 Carriage Lane, Simpsonville, South Carolina 29681  
[Street] [City]  
..... (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.

0579

1328-72