

GRE: NA
JUN 24 1983
DONOR: [unclear]

MORTGAGE

1612 913

THIS MORTGAGE is made this 24th day of June 1983, between the Mortgagor, Richard H. Sumere1 and Connie H. Sumere1 (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 One Hundred Five Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 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 July 1, 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 lying, being and situate in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6 as shown on a plat entitled "Paris Point Subdivision" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-P at Page 6, and being further shown and described on a plat entitled "Property Survey For Paris Point Development, Inc." dated June 7, 1983 and prepared by Arbor Engineering, Inc. and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin new along the western edge of the right-of-way of Paris Point Court and running thence along the joint line of Lot 5, S. 26-34 W. 252.05 feet to an iron pin new along the joint line of Lot 5, Lot 2, and Lot 1; thence along the line of Lot 1 S. 76-00 W. 68.48 feet to an iron pin old along a twenty-five foot Buffer Strip; thence along said Buffer Strip N. 19-53 W. 188.77 feet to an iron pin old; thence running along the line of Lot 7 N. 67-40 E. 237.30 feet to an iron pin old along the western edge of the right-of-way of Paris Point Court; thence running with an arc along the western right-of-way of Paris Point Court, the chord of which is S. 42-54 E. 35.08 feet to an iron pin new along the western right-of-way of Paris Point Court, the point of BEGINNING. Said parcel containing 0.78 acres according to said plat.

This being the same property conveyed to the Mortgagors herein by deed of Paris Point Development, Inc., dated June 24, 1983 and recorded in the RMC Office for Greenville County, South Carolina on June 24, 1983 in Deed Book 1191 at Page 73.

which has the address of 11 Paris Point Court, Greenville, S.C., 29609 (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.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX
JUN 24 1983
STAMP
42.00
POLICE

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