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MORTGAGE

THIS MORTGAGE is made this 28th day of June, 1983, between the Mortgagor, FARLEY S. SHULER and LYNN H. SHULER (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").

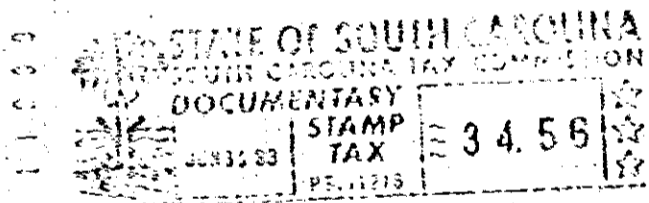
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY SIX THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1993.

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, being shown and designated as Lot 4 on a plat of the Property of O. P. Mills, Block "D", recorded in the RMC Office for Greenville County in Plat Book C at Page 176, and having, according to a more recent survey prepared by Freeland and Associates, dated June 23, 1983, entitled "Property of Farley S. Shuler and Lynn H. Shuler", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Elm Street and Lot 4 and running thence N. 44-33 W. 135.00 feet to an iron pin; thence with the line of Lot 3, N. 45-27 E. 89.0 feet to an iron pin; thence with the line of Lot 5, S. 44-33 E. 135.00 feet to an iron pin; thence with Prentiss Avenue S. 45-27 W. 89.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Morton W. and Pamela B. Hale, dated July 11, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1106 at Page 517.



which has the address of 24 West Prentiss Avenue, Greenville, South Carolina 29615. (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.