

GREENVILLE
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DONNIE R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of June, 1983, between the Mortgagor, Tom G. Jenkins and Charlotte B. Jenkins (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").

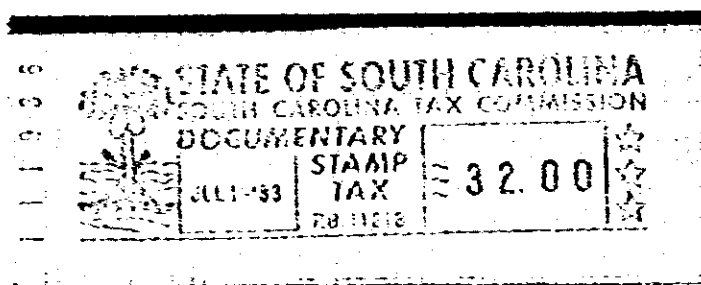
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-nine Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

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 piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southwesterly side of David Street in the City of Greenville, Greenville County, South Carolina being known as 11 David Street and being shown and designated as Lot No. 6 on a plat prepared by J. N. Southern dated October 18, 1900, recorded in Deed Book DDD at Page 904½ and having according to a more recent survey thereof entitled PROPERTY OF TOM G. JENKINS AND CHARLOTTE B. JENKINS made by Freeland & Associates dated June 29, 1983 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 90 at Page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of David Street at the joint front corner of lots nos. 4 and 6 and running thence along the common line of said lots, S. 55-26 W. 176.20 feet to an iron pin; thence N. 29-15 W. 71.17 feet to an iron pin; thence N. 55-35 E. 180.84 feet to an iron pin on the southwesterly side of David Street; thence along the southwesterly side of David Street, S. 25-30 E. 71.25 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of John E. Salsbury and Caroline F. Salsbury to be recorded herewith.



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which has the address of 11 David Street, Greenville, S. C. 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 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.

