

Wachovia Mortgage Company
P. O. Box 3174
Winston-Salem, NC 27102

MORTGAGE

FILED
OCT 13 4 59 PM '83

THIS MORTGAGE is made this 13th day of October, 1983, between the Mortgagor, John H. Muench and Susan Y. Muench (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 Sixty-seven Thousand and No/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 November 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 lying on the northwest side of Sunset Drive (also known as Meyers Drive) in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot 15 on a re-subdivision of a portion of the J. R. Jenkinson property made by Pickell and Pickell, March, 1951, recorded in the RMC Office for Greenville County in Plat Book Y, Page 95, and according to a more recent survey entitled "J. R. Jenkinson Property, Lot 15, Property of John H. Muench and Susan Y. Muench" by Freeland & Associates dated October 3, 1983, the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Sunset Drive, at the joint front corner of Lots 14 and 15, and running thence along Sunset Drive S. 27-17 W. 84.0 feet to an iron pin at the joint front corner of Lots 15 and 16; thence turning and running along the line of Lots 16, 17 and 18, N. 62-43 W. 301.4 feet to an iron pin; thence turning and running N. 55-30 E. 96.2 feet to an iron pin; thence turning and running along the line of Lot 14 S. 62-43 E. 256.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John C. White and Etca R. White dated October 13, 1983 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1198 at Page 484.

which has the address of 207 Meyers Drive Greenville
[Street] [City]
South Carolina 29605 (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.

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