

MORTGAGE

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

OCT 18 4 36 PM '83

DONALD J. JORDAN
R.M.C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAWRENCE DAVID SCHRONCE and MARIA B. SCHRONCE of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto WACHOVIA MORTGAGE COMPANY

organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-Nine Thousand, One Hundred Sixty-Six and no/100 Dollars (\$ 59,166.00),

with interest from date at the rate of thirteen and one-fourth per centum (13.25 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company Post Office Box 3174 in Winston-Salem, North Carolina 27102 or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO SCHEDULE ATTACHED TO SAID NOTE. Dollars (\$), commencing on the first day of , 19 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$64,639.09.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the southwestern side of Oak Drive in Greenville County, South Carolina being known and designated as Lot No. 10 as shown on plat entitled QUINCY ACRES, SECTION I, made by Freeland & Associates, dated December 20, 1982, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-F at Page 42, and also on plat of Property of Lawrence David Schronce and Maria B. Schronce prepared by James R. Freeland, R.L.S., dated October 13, 1983, to be recorded herewith, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Oak Drive at the joint front corner of Lots Nos. 9 and 10 and running thence with the common property line of Lots Nos. 9 and 10 S. 70-48 W. 175.05 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10 and running thence N. 19-14 W. 90.0 feet to an iron pin at the rear corner of Lots Nos. 10 and 11; thence with the common line of Lots Nos. 10 and 11 N. 70-48 E. 175.0 feet to an iron pin on the southwestern side of Oak Drive; running thence with the southwestern side of Oak Drive S. 19-14 E. 90.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Ronald Jordan, Inc. to be recorded herewith.

RECORDED
INDEXED
OCT 18 1983
STAMP
TAX
23.68

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

0379

4328-172