

FILED  
GREENVILLE S.C.  
NOV 30 12 55 PM '83  
JOHN W. BENSLEY  
R.M.C.

# MORTGAGE

1637 320

THIS MORTGAGE is made this 30th day of November 1983, between the Mortgagor, CHARLES A. TATARIAN (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 Ninety-Two Thousand and No/100 (\$92,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 20 on a Plat of PEBBLE CREEK, PHASE IV, SECTION 2, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, Page 47, also shown on plat entitled "Property of Charles A. Tatarian", prepared on November 17, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pebble Creek Way and running thence with said street, N. 1-06 E. 37.01 feet to an iron pin, joint front corners of Lots Nos. 19 & 20, and running thence with the line of Lot No. 19, N. 76-18 E. 156.10 feet to an iron pin; thence turning and running S. 3-22 W. 135.00 feet to an iron pin, joint rear corners of Lots Nos. 20 & 21, thence turning and running with the line of Lot No. 21, N. 67-11 W. 156.72 to an iron pin, the point of beginning.

Derivation: Haden H. Rawlinson and Rhyllis A. Rawlinson, Deed Book 1201, at Page 431, recorded November 30, 1983

which has the address of 115 Pebble Creek Way, Taylors, SC 29687

(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 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.

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