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GREENVILLE S.C.

# MORTGAGE

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

VOL 1638 PG 56

TO ALL WHOM THESE PRESENTS MAY CONCERN: Willie Sue Wood

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company, a corporation 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-five Thousand, Five Hundred Thirty-two Dollars (\$ 55,532.00 ),

with interest from date at the rate of Twelve and one-half per centum ( 12.5 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company, P.O. 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 Five Hundred Ninety two and 68/100ths Dollars (\$ 592.68 ), commencing on the first day of January, 1984, 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 December, 2013.

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 State of South Carolina:

ALL that piece, parcel, or lot of land, situate, lying and being on the eastern side of Sedgefield Drive near the City of Greenville, in the County of Greenville, South Carolina, and known and designated as Lot 4, Section 3 of a subdivision known as Timberlake, part of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE, Page 4, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sedgefield Drive at the joint front corner of Lots 4 and 5 and running thence with the line of said Lots N 63-03 E 225.24 feet to an iron pin at the joint rear corner of Lots 4 and 5; running thence S 44-52 E 77 feet to an iron pin; running thence with the joint line of said Lots S 11-27 E 67.96 feet to an iron pin joint rear corner of Lots 3 and 4; thence with the line of Lots 3 and 4 S 71-58 W 248.66 feet to an iron pin on the eastern side of Sedgefield Drive, joint front corner of Lots 3 and 4; thence with the curve of Sedgefield Drive the traverse being N 18-30 W 101.3 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Thomas L. and Linda L. Haught as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1201, Page 666, on December 1, 1983.

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.