

REAL ESTATE MORTGAGE

VOL 1643 PAGE 236

FILED
GREENVILLE CO. S. C.

JAN 9 11 06 AM '84
DANNIE S. BAERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGOR(S)/BORROWER(S)

James E. & Gayla D. Ward
2 Walker Springs Road
Taylors, S.C. 29687

MORTGAGE/LENDER

Ruby M. Babb
106 Havenhurst Drive
Taylors, S.C. 29687

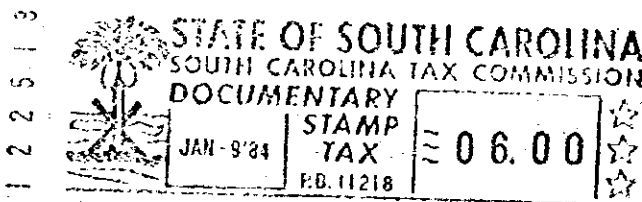
Account Number(s)
XXXXXXXXXXXX

Amount Financed \$15,000.00

KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 9th day of December, 1983, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of December, 2003, and in the further consideration of (1) all existing indebtedness of Borrower to Lender (including, but not limited to, the above-described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any time not to exceed N/A Dollars (\$), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than fifteen per centum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple, unto Lender, its successors and assigns the following described property:

ALL that piece, parcel or lot of land, including all buildings and improvements thereon, in the State of South Carolina, County of Greenville, being shown and designated on a plat entitled "Survey for James E. Ward & Gayla D. Ward," prepared by Freeland & Associates, RLS, dated December 9, 1983, recorded December 12, 1983 in Plat Book 10-E at Page 88 in the RMC Office for Greenville County, S.C., reference to which plat is hereby craved for a metes and bounds description of said property.

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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, water stock and all fixtures now or hereafter attached to the property, all of which, including replacements or 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 referred to as the "property". DERIVATION: Title passed from Gordon E. & Cheryl A. Mason

to the Borrower by Deed, recorded December 12, 19 83,

4.0001 in the Office of the RMC

for Greenville County in Deed Book 1202

at Page 239

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

Wachovia Mortgage Company

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