

FILED GREENVILLE CO. S.C. MORTGAGE FILED GREENVILLE CO. S.C.
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 MAR 12 10 02 AM '84

THIS MORTGAGE was made this 12th day of March 1984, between the Mortgagee, C. R. Huffman and Sharon E. Huffman, Mortgage Company, North Carolina, (herein "Borrower"), and Wachovia Bank, F.S.B., 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 Seventy-Two Thousand Five Hundred Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014

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 certian piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 499 on plat entitled, "Map One, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, SC in Plat Book 7C at Page 68 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woody Creek Road, said pin being the joint front corner of Lot Nos. 498 and 499 and running thence with the common line of said Lots N. 57-26 W. 95.01 feet to an iron pin at the joint rear corner of Lot Nos. 499 and 500; thence with the common line of said lots, S. 57-26 E. 171.61 feet to an iron pin on the northwesterly side of Woody Creek Road; thence with the northwesternly side of Wood Creek Road, N. 32-34 E. 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagees herein by Deed of Cothran & Darby Builders, Inc. dated June 10, 1982 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1168 at Page 423.

This property is conveyed subject to all restrictions, setback lines, roadways easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, including a 25 foot sanitary sewer easement across rear lot line and a 10 feet drainage easement through rear portion of lot.

The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of hthis Mortgage as if the Rider was a part thereof.

which has the address of 121 Woody Creek Road, Greer
 (Street) (City)
SC 29651 (herein "Property Address");
 (State and Zip Code)

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP TAX
 29.00

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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