

MORTGAGE

THIS MORTGAGE is made this 5TH day of APRIL 1984, between the Mortgagor, JOHN H. WHITESELL, II and SARA F. WHITESELL (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 FIFTY-SIX THOUSAND AND NO/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 6, 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 MAY 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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying, and being in the State of South Carolina, County of Greenville, on the Southwestern side of Morgan Court, being shown and designated as Lot No. 14, on a Plat of RIVER DOWNS, made by Piedmont Engineers, Architects and Planners, dated July 17, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, at Page 75, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Morgan Court at the joint front corner of Lots Nos. 14 and 15, and running thence with the common line of said Lots, S. 65-54 W., 269.40 feet to an iron pin in the line of property of Eugene E. Hammett; thence along the Hammett line, N. 30-02 W., 95.20 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the common line of said Lots, N. 58-35 E., 275.93 feet to an iron pin on the Southwestern side of Morgan Court; thence with the Southwestern side of Morgan Court, S. 26-33 E., 130.00 feet to an iron pin, the POINT OF BEGINNING.

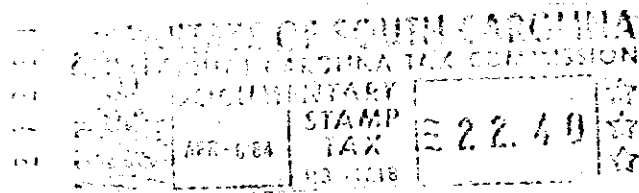
This is the identical property conveyed to the Mortgagors herein by Deed of Richard H. Woodlee and Esther Turner Woodlee, dated March 24, 1984, and recorded in the RMC Office for Greenville County, S. C., in Deed Volume 1210, at Page 1, on April 6, 1984.

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 this Mortgage, as if the Rider were a part thereof.

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which has the address of 200 Morgan Court, Greer, South Carolina 29651 (herein "Property Address");

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.