

MORTGAGE

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THIS MORTGAGE is made this 4th day of June 1984 between the Mortgagor, J. Frank Williams, Jr. and Vicki Melton Williams (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 Sixty-Two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 July 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Hudson Road in Greenville County, South Carolina being known and designated as lot no. 4 as shown on a plat entitled DEL NORTE ESTATES, SECTION NO. IV made by Piedmont Engineers and Architects dated April 13, 1971, recorded in Plat Book 4-N at Page 8 and an adjoining tract of land on the eastern side of Lot No. 4 as shown on a survey of B-T-M Corporation by Piedmont Engineers and Architects dated October 1, 1971, and having according to a more recent survey of all of the within described property entitled PROPERTY OF J. FRANK WILLIAMS, JR. AND VICKI MELTON WILLIAMS made by Freeland & Associates dated June 4, 1984, recorded in Plat Book 10-R at Page 66 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hudson Road at the joint front corner of lots nos. 4 and 5 and running thence along the common line of said lots, N. 17-45 W. 141.9 feet to an iron pin; thence S. 84-37 E. 134.6 feet to an iron pin; thence S. 84-37 E. 38.1 feet to an iron pin; thence S. 8-45 E. 89.05 feet to an iron pin in the right of way of Hudson Road; thence S. 72-21 W. 37.3 feet to an iron pin in the right of way of Hudson Road; thence N. 8-45 W. 15.5 feet to an iron pin on the northern edge of the right of way of Hudson Road; thence with the northern edge of the right of way of Hudson Road, S. 71-30 W. 110.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Joseph F. Jordan, Jr. and Elizabeth H. Jordan to be recorded herewith.

which has the address of 1201 Hudson Road, Greer, S.C. 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.

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