

NOTICE: This Mortgage Secures
A VARIABLE/ADJUSTABLE INTEREST RATE NOTE

VOL. 1875 PAGE 045

MORTGAGE

Re-recorded due to typing error on attached note.

THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Craig K. Utesch, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is PO Box 3174 Winston Salem, N. C. 27102 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand Four Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 1, 2014

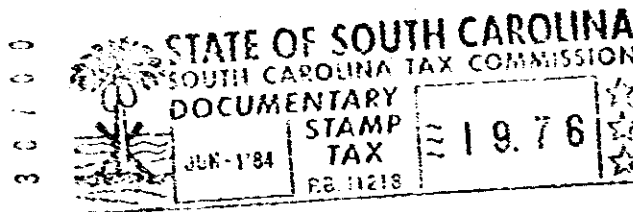
incorporated fully herein for all purposes.

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, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, situate on the northwestern side of Woodbine Road and being known and designated as the greater portion of Lot No. 63 of the subdivision known as Northwood, according to a plat made by Dalton & Neves dated June, 1939 and having, according to said plat, recorded in the RMC Office for Greenville County in Plat Book "j", pages 102 and 103, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Woodbine Road, which iron pin is situate 358.5 feet southwest of the northwestern intersection of Woodbine Road and Hillcrest Drive, joint front corner of Lots Nos. 63 and 64; thence along the northwestern side of Woodbine Road, N. 47-34 E. 60 feet to an iron pin on the northwestern side of said road; thence N. 47-04 W. 156 feet to an iron pin in the line of Lot No. 58; thence along the line of Lots Nos. 58 and 57, S. 37-0 W. 50 feet to an iron pin in the line of Lot No. 57 thence along the line of Lot No. 64, S. 43-03 E. 146.2 feet to an iron pin on the northwestern side of Woodbine Road, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Robert W. Crawford and Patricia Ann Crawford of even date and to be recorded herewith.



which has the address of 17 Woodbine Road Greenville SC 29609 (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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