

(Space Above This Line For Recording Data)

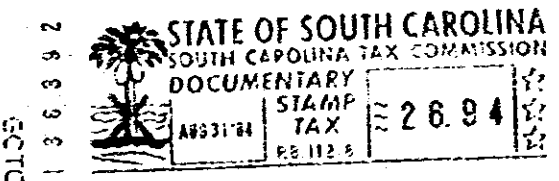
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31, 1984. The mortgagor is JAMES M. WALLACE & NANCY J. WALLACE ("Borrower"). This Security Instrument is given to SOUTHERN EQUITY MORTGAGE, INC. which is organized and existing under the laws of SOUTH CAROLINA and whose address is 745 N. Pleasantburg Drive P.O. Box 16059, Greenville, S.C. 29606 ("Lender"). Borrower owes Lender the principal sum of EIGHTY NINE THOUSAND SEVEN HUNDRED SEVENTY FIVE & no/100 Dollars (U.S. \$89,775.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that lot and parcel of land in the County of Greenville, State of South Carolina, situate on the northern side of Pecan Hill Drive, being known and designated as Lot 24 and a small portion of lot 25 as shown on plat of HOLLY TREE PLANTATION, Phase 2, Sec 2, recorded in plat book 5-D page 47, and having according to recent survey by Freeland & Associates, Inc., the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Pecan Hill Drive, joint front corner of Lots 23 & 24, and running thence with said street the following: S. 71-52 W. 31.84 feet to "x" in conc.; S. 86-55 W. 47.00 feet to IO; thence N. 86-16 W. 16.25 feet to IO; thence N. 79-13 W. 42.45 feet to IN; thence N. 67-59 W. 41.38 feet to IN; thence N. 58-46 W. 36.08 feet to IO; thence with a line thru lot 25 N. 32-25 E. 193.37 feet to IO; thence S. 34-49 E. 14.00 feet to IO; thence N. N. 87-00 E. 50.00 feet to IO, rear corner of Lots 23 & 24; thence with the joint line of said lots S. 12-52 E. 189.90 feet to the point of beginning on Pecan Hill Drive.

This is the same property conveyed to mortgagors by Martha G. Lawing by deed of even date herewith to be recorded.



which has the address of 109 Pecan Hill Drive Simpsonville, South Carolina 29681 ("Property Address")

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

7585

1328-172