

I. H. Phillipot, Jr.

7061

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Roger D. Wyatt
Linda K. Wyatt

to

Southern Equity
Mortgage, Inc.

MORTGAGE OF REAL ESTATE

\$ 66,900.00
Lot 162 A Westcliffe
Way "Westcliffe Sec. 3

(Space Above This Line For Recording Data)
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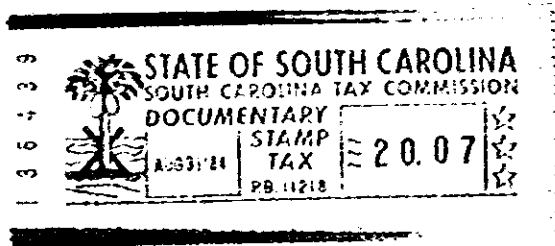
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 31, 1984. The mortgagor is ROGER D. WYATT and LINDA K. WYATT ("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, SC 29606 ("Lender"). Borrower owes Lender the principal sum of SIXTY-SIX THOUSAND NINE HUNDRED Dollars (U.S. \$ 66,900.00). 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, 1999. 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 certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 162-A, Section 3, on a Plat of WESTCLIFFE Subdivision, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Pages 72 and 73, and having, according to said Plat, the following netes and bounds:

BEGINNING at an iron pin on the southwest side of Westcliffe Way and running thence along the common line of Lots 162-A and 163, S 32-35 W, 159 feet to a point; thence S 11-15 W, 71.7 feet to an iron pin; thence with the rear line of Lots 160 and 162-A, N 78-14 W, 93.85 feet to an iron pin; thence with the common line of Lots 161 and 162-A, N 30-04 W, 174.5 feet to an iron pin; thence with the common line of Lots 162 and 162-A, N 8-39 E, 165.45 feet to an iron pin on the southwest side of Westcliffe Way; thence with Westcliffe Way, S 63-24 E, 284.7 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Diane R. Wyatt, dated August 31, 1984, to be recorded simultaneously herewith.



which has the address of 529 Westcliff Way, Greenville, SC 29611 (Street) (City)
South Carolina (Property Address); (Zip Code)

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.

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