

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE E. WACHTLER AND PATRICIA A. WACHTLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST FARMERS AND MERCHANTS NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FORTY FIVE THOUSAND AND NO/100-----Dollars (\$ 45,000.00) due and payable
beginning December 1, 1984 with monthly payments of \$457.42, final payment due and
payable on or before November 1, 2009

with interest thereon from date at the rate of 11 1/2 per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

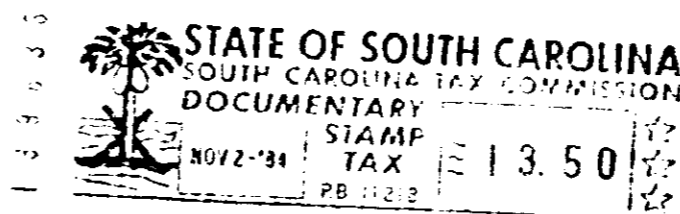
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel, or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 26, TRENTWOOD HORIZONTAL PROPERTY REGIME, as is more fully described in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1008 at pages 527-611, inclusive, and survey and plot plan recorded in Plat Book 5-H, at page 48, which Master Deed was amended June 2, 1976, and recorded in the RMC Office for Greenville County, State of South Carolina, in Deed Volume 1038, at page 140; said Master Deed was subsequently amended by Second Amendment recorded July 7, 1978 in the RMC Office for Greenville County, State of South Carolina, in Deed Volume 1082, at page 742; said Master Deed was subsequently amended by Third Amendment recorded November 3, 1978 in Deed Volume 1091, at page 223.

This being a portion of the same property conveyed to the mortgagors herein by deed of T. Wilson Putman, to be recorded herewith.

The mortgagor's address is 26 Trentwood, Simpsonville, S.C. 29681



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

1008 1008
1008 1008

1008 1008