

FILED  
GREENVILLE CO. S.C.  
Dec 28 3 34 PM '84  
DONNIE S. TARKERBLEY  
R.M.C.

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Space Above This Line For Recording Data

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 28, 19 84 . The mortgagor is Stephen Timothy Weaver and Jennifer Ann Weaver

("Borrower").

This Security Instrument is given to Wachovia Mortgage Company, which is organized and existing under the laws of North Carolina, and whose address is P.O. Box 3174, Winston-Salem, North Carolina 27102 ("Lender"). Borrower owes Lender the principal sum of

Fifty Thousand and No/100----- Dollars (U.S. \$ 50,000.00 ).

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 January 1, 2015

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 piece, parcel or lot of land, together with all buildings and improvements thereon situate, lying and being on the northern side of Fredericksburg Drive in Greenville County, South Carolina, being known and designated as Lot No. 135 as shown on plat entitled "Powderhorn, Section Three" made by C. O. Riddle dated February 19, 1979, amended July 27, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 59, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fredericksburg Drive at the joint front corner of Lots 135 and 136 and running thence with the common line of said lots, N. 18-51 W. 133.6 feet to an iron pin; thence N. 67-58-30 E. 92 feet to an iron pin at the joint rear corner of Lots 134 and 135; and running thence with the common line of said lots, S. 12-53 E. 145.6 feet to an iron pin on the northern side of Fredericksburg Drive; thence with the northern side of Fredericksburg Drive S. 77-09 W. 62 feet to an iron pin and S. 70-04 W. 15 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, rights of way and restrictions appearing of record or on the premises as may be applicable to the above described property as well as applicable zoning laws and ordinances, if any.

This being the same property conveyed to the Mortgagors herein by deed of Frederick J. Mersbach Jr. and Kathy B. Mersbach recorded in the RMC Office for Greenville County in Deed Book 1229 at Page 858 of even date herewith.

which has the address of 207 Fredericksburg Drive Simpsonville  
(Street) (City)  
South Carolina 29681 ("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 seised 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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