

GRAND FILING S.C.  
R.M.C. SLEY

# MORTGAGE

THIS MORTGAGE is made this 15th day of DECEMBER 1983, between the Mortgagors, R. BRUCE BIDDULPH & JOAN E. BIDDULPH (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Winston-Salem, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 15, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 1999

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, sitate, lying, and being on the Northern side of Stonehedge Drive, Greenville County, South Carolina, being shown and designated as Lot 60, on a Plat of FOXCROFT, SECTION I, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Pages 2, 3, and 4, reference being craved to said Plat for a more particular metes and bounds description.

This is the identical property conveyed to the Mortgagors herein by Deed of Don H. Potter and Peggy J. Potter, of even date herewith, and recorded in the RMC Office for Greenville County in Mortgage Book \_\_\_\_\_ at Page \_\_\_\_\_, on December 15, 1983, at \_\_\_\_\_ .M.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON DECEMBER 15, 1983, AT \_\_\_\_\_ .M.

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which has the address of 101 Stonehedge Drive, Greenville, South Carolina 29615 (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.