

MORTGAGE

1684 847

THIS MORTGAGE is made this 25th day of May 1984, between the Mortgagor, Joseph M. Butler (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").

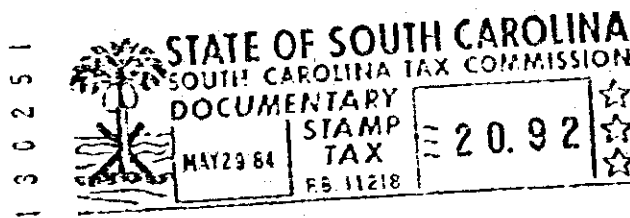
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 18 on plat of Windsor Oaks, Section II, as prepared by Kermit T. Gould, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 7-C, Page 13, said property being shown on a more recent plat by Kermit T. Gould, Surveyor, dated February 16, 1980, entitled "Property of Latif and Arminda X. Mughal," and recorded in Plat Book 7-V at Page 83, in the RMC Office for Greenville County, South Carolina, reference to which plat is hereby craved for a metes and bounds description of said property.

Derivation: Deed of South Carolina Federal Savings and Loan Association to the Borrower recorded May 29, 1984 in the RMC Office for Greenville County in Deed Book 1213 at Page 461.

The Rider to the Mortgage which is attached hereto and executed on the same day is hereby incorporated into the Mortgage. The Rider shall amend and supplement the covenants and agreements of this Mortgage as if the Rider were a part thereof.



which has the address of 1 Wiltshire Court, Taylors, South Carolina 29687 (Street) (City) (herein "Property Address"); (State and Zip Code)

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.

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