

# MORTGAGE

Loan No. 200237-0  
WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CC S.C.  
MAR 1 11 43 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

This instrument is subject to the provisions of the National Housing Act, which requires the recording of this instrument to be in accordance with the provisions of the National Housing Act.

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TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES O. BROCK AND SARAH C. BROCK

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto WACHOVIA MORTGAGE COMPANY

, a corporation  
organized and existing under the laws of the State of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Thousand Three Hundred Fifty and no/100ths Dollars (\$ 30,350.00 ).

with interest from date at the rate of twelve per centum ( 12 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company, P. O. Box 3174 in Winston-Salem, North Carolina 27102 or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE Dollars (\$ ) commencing on the first day of April 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 2013. DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$31,767.86.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southern side of Pleasant Ridge Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as portions of Lots 142 and 143 on a plat of PLEASANT VALLEY, made by Dalton & Neves, Engineers, dated April, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book P, page 93, and having according to a more recent plat thereof entitled PROPERTY OF JAMES O. BROCK AND SARAH C. BROCK, made by Freeland & Associates, dated February 28, 1983, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Pleasant Ridge Avenue, in the center line of Lot No. 142 (said iron pin being located N. 89-52 E., 30 feet from the joint front corners of Lots Nos. 141 and 142, as shown on Plat Book P, page 93), and running thence along the southern side of Pleasant Ridge Avenue, N. 89-52 E., 60 feet to a point in the center line of Lot No. 143; thence a line through the center line of Lot No. 143, S. 0-08 E., 160 feet to a point; thence along the rear lines of Lots Nos. 142 and 143, S. 89-52 W., 60 feet to a point in the center of the rear line of Lot No. 142; thence a line through the center line of Lot No. 142, N. 0-08 W., 160 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of The Administrator of Veterans Affairs to be recorded simultaneously herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

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

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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