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MORTGAGE

GREENVILLE S.C.

BOOK 1635 PAGE 763

DONNIE S. BRISLEY

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BOOK 1609 PAGE 908

THIS MORTGAGE is made this 3rd day of May 1983, between the Mortgagor, Ronald E. Brune and Deborah P. Brune (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").

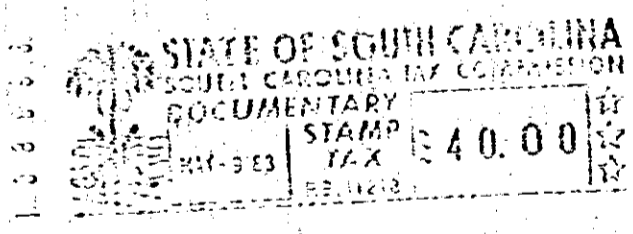
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THOUSAND AND No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013;

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, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designated as Lot 568, Sugar Creek Subdivision, Map Four, Section Two, and the plat of which said subdivision is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P, at Page 62, and according to a more recent survey prepared of said property by John R. Long and Associates, dated August 6, 1982, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-E, at Page 33, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Ladyslipper Lane, joint front corner with Lot 569, and running thence with the common line with said Lot, N. 87-10-54 W. 255.04 feet to an iron pin, joint rear corner with Lot 559; thence running with the common line with Lots 559 and 560, N. 09-37-02 E. 45.08 feet to an iron pin, joint rear corner with Lot 567; thence running with the common line with Lot 567, N. 77-59-32 E. 243.66 feet to an iron pin on the edge of Ladyslipper Lane; thence running with the edge of said Lane, S. 04-42-40 E. 108.04 feet to a point on the edge of said Lane, the point of Beginning.

The within property is the identical property conveyed to Ronald E. Brune and Deborah P. Brune by deed of Cothran and Darby Builders, Inc., dated August 12, 1982, and recorded on said date in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1172, at Page 108.



which has the address of 210 Ladyslipper Lane, Greer, South Carolina 29651 (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 seized 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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