

MORTGAGE

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FILED GREENVILLE CO. S. C.

R83-192

THIS MORTGAGE is made this Ninth (9th) day of November 1983 between the Mortgagor, William H. Griffin and Patricia A. Griffin, hereinafter referred to as the 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").

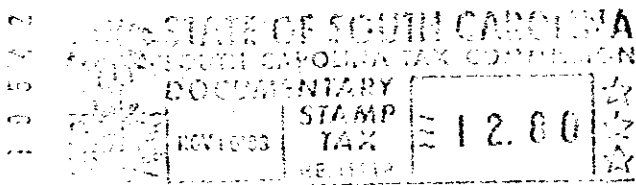
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Nine-hundred Fifty and no/100ths (\$31,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998.

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 tract of land situate in the State of South Carolina, County of Greenville in Bates Township on the western side of White Horse Road Extension, being known and designated as a portion of Tract No. 5 and a portion of Tract No. 6 of the property of H. G. Duck Estate and being more particularly described on a Plat of the Property of William H. Griffin and Patricia A. Griffin by T. Craig Keith, R.L.S., dated 9-2-83, said plat being recorded in the RMC Office for Greenville County in Plat Book 108 at page 85, said property having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of White Horse Road Extension and running with the center line of said road S31-31W 107.8 feet to a nail and cap; thence, leaving said road and running N59-29W 46.5 feet to an iron pin; thence with the joint line of the property being described and that of a portion of Tract No. 6, N60-37W 121.7 feet to an iron pin; thence, continuing N58-21W 129.34 feet to an iron pin; thence with the rear line of the property being described and a part of Tract No. 5 N31-40E 107.92 feet to an iron pin; thence with the joint line of the property being described as that of Tract No. 4 S59-26E 297.2 feet to a nail and cap in the center of White Horse Road Extension, the point of BEGINNING.

This is the same as that conveyed to William H. Griffin and Patricia A. Griffin by deed of Park Place, Inc., being dated and recorded concurrently herewith.



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which has the address of Route 3, White Horse Road, Travelers Rest, S. C. 29690 (Street) (City) (State and Zip Code); (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.

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