

Charlotte, NC 28283
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 23rd day of November, 19 82,
among Mary Sue Thackston (hereinafter referred to as Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a North Carolina corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which
Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of
Sixteen Thousand, Eight Hundred and No/100--- Dollars (\$16,800.00----), with interest thereon,
providing for monthly installments of principal and interest beginning on the 25th day of
December, 19 82, and continuing on the 25th day of each month thereafter until the
principal and interest are fully paid;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, South Carolina:

ALL that certain piece, parcel or lots of land, lying, being and situate
in the County and State aforesaid, Fairview Township, and in the Town of
Fountain Inn, and being more fully described on a plat entitled "Pro-
perty of W. Shell Thackston" prepared by C. O. Riddle, Surveyor, on
April 24, 1963, as Lots No. 5 and 6, with the following metes and
bounds, to-wit:

BEGINNING at a point in the northeastern edge of Thackston Street, joint
corner with Lot No. 4; thence with the joint line of Lot No. 4 N. 47-40
E., 150 feet to a point; thence with the joint line of other lands of W.
Shell Thackston S. 42-20 E. 191.5 feet to a point; back joint corner of
Lot No. 6 with lands of W. Shell Thackston; thence with other lands of
W. Shell Thackston and land of William Edward Pryor S. 44-17 W. 150.3
feet to an iron pin, corner of Thackston Street; thence with the North-
eastern edge of Thackston Street N. 42-20 W. 200 feet to the beginning
corner and bounded by Lot 4 as shown on said plat, other lands of W.
Shell Thackston, and lot of the said William Edward Pryor and Thackston
Street.

This is the same property conveyed to W. Shell Thackston by deeds of
John C. Langston, Jr., and Anninta Langston Wallace which deeds were
recorded in Deed Volume 924 at Pages 289 and 307 dated August 26 and 27,
1971, recorded September 3, 1971 in the RMC Office for Greenville County,
South Carolina. W. Shell Thackston died testate on May 16, 1979, and
under the terms of his estate filed in Apartment 156, File 22, devised
this property to his wife, Mary Sue Thackston, the Mortgagor herein.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises
belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements,
fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or
articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light,
power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm
doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of
said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee,
his successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,
his successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple;
that the premises are free and clear of all encumbrances except for a prior mortgage, if any; and that
Mortgagor will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above-
mentioned Note and any note(s) secured by lien(s) having priority over Mortgagee's within described lien in
the amounts, in the manner and at the places set forth therein. This Mortgage secures payment of said Note
according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof
the Mortgagee may pay the same; and will promptly deliver the official receipts therefor to the Mortgagee. If
the Mortgagor fails to make any payments provided for in this section or any other payments for taxes,
assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall
forthwith become due, at the option of said Mortgagee.

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