

STATE OF SOUTH CAROLINA) GREENVILLE COUNTY, S. C.
COUNTY OF Greenville)

LONG, BLACK & GASTON
MORTGAGE OF REAL PROPERTY

DEC 3 4 21 PM '82

BOOK 1537 PAGE 991

THIS MORTGAGE made this 1st day of December, 19 82,
among Donna E. Hammersley (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
Eleven Thousand and No/100 Dollars (\$ 11,000.00), with interest thereon,
providing for monthly installments of principal and interest beginning on the 1st day of
January, 19 83, and continuing on the 1st 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 lot of land situate in the County of Greenville,
State of South Carolina, on the northern side of Starsdale Circle, being shown and
designated as Lot 15 on a plat of Starsdale Manor, recorded in the RMC Office
for Greenville County in Plat Book NN, at Page 9, said lot fronts an aggregate
of 86.90 feet on the northern side of Starsdale Circle; runs back a depth of 161.2
feet on its western boundary; runs back to a depth of 113.35 feet on its eastern
boundary, and is 158-8 feet across the rear.

THIS is the same property conveyed to the Mortgagor's herein by deed of Michael
Farmer, dated December 14, 1976, and recorded December 15, 1976 in the RMC Office
for Greenville County in Deed Book 1047 at Page 896.

THIS mortgage is junior in lien to that certain mortgage in favor of Collateral
Investment Company, dated December 14, 1976, and recorded December 15, 1976 in
REM Book 1385 at Page 185 in the original amount of \$27,600.00.



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,
its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee,
its 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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