

Charlotte, NC 28288  
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
GREENVILLE

1632-123

OFFICE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this

AUG 22 2 19 83  
19th

August 19 83

among **Gerald L. Dill and Janie I. Dill** 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 Mortgagee has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of **Five thousand Five hundred and No/100 Dollars (\$ 5,500.00----**) with interest thereon providing for monthly installments of principal and interest beginning on the **25th** day of **September** 19 **83** 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 **Greenville County, South Carolina**

**ALL** that piece, parcel or lot of land situate, lying and being on the northern side of **Rawood Drive** in the County of **Greenville, State of South Carolina**, being known and designated as **Lot No. 30** as shown on a plat entitled **Sunny Slopes Subdivision, Section One**, prepared by **C. O. Riddle**, dated **February 8, 1971**, recorded in the **R/C Office for Greenville County** in **Plat Book 4R at Page 3** and having according to a more recent plat entitled **"Property of Gerald L. Dill and Janie I. Dill"** prepared by **Freeland and Associates**, dated **February 12, 1978**, the following metes and bounds to-wit:

**BEGINNING** at an iron pin on the northern side of **Rawood Drive** at the joint front corner of **Lots Nos. 29 and 30** and running thence with the line of **Lot 29 N. 36-42 W. 150 feet** to an iron pin in the rear line of **Lot No. 59**; thence with the rear line of **Lot No. 59 N. 53-18 E. 80 feet** to an iron pin at the joint rear corner of **Lots Nos. 30 and 31**; thence with the line of **Lot No. 31 S. 36-42 E. 150 feet** to an iron pin on the northern side of **Rawood Drive**; thence with the northern side of **Rawood Drive S. 53-18 W. 80 feet** to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of **Carolina Federal Savings and Loan Association** recorded in the **R/C Office for Greenville County** in **Deed Volume 1089 at Page 225** on **October 4, 1978**.

This mortgage is second and junior in lien to that mortgage given in favor of **Aiken Speir, Inc. (now Bankers Mortgage Corporation)** recorded in the **R/C Office for Greenville County** in **Mortgage Volume 1446 at Page 230** on **October 4, 1978** in the original amount of **\$25,950.00**.

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, stoops and water heater (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 all payments required by any note so secured by him or her having priority over Mortgagee's within described lien or by any prior mortgage(s) 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 and sewer charges, and other payments of the kind herein specified, or any other payments for which property taxes or other payments are levied, and will continue to do so until the receipt thereof to the Mortgagee upon demand, and in default thereof the Mortgagee may pay the same and add the amount of such payment to the principal amount of the Note. The Mortgagee and the same shall be entitled to Mortgagee's interest at the time provided in default of such payment.

400  
9  
555A1A01

1  
B  
2  
1  
0

15  
M  
23