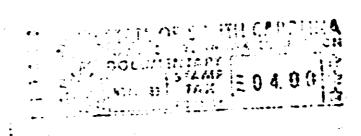
FIRST UITON MORTGAGE STATE OF SOUTH CARG COUNTY OF GREENVII THE NOTE SECURED B	Mar II	60456645.@WRI.CM 4 36 (14 183		MORTGAGE OF	REAL PROPERTY
THIS MORTGAGE I	nade thisIQ	TII	iy ot rover	per	
among James R. Por UNION MORTGAGE CO	was and Malan	ie II Porter	thereinalter	referred to as Mor	tgagor) and FIRST
WITNESSETH THAT executed and delivered to Dollars (\$10.000.0	T. WHEREAS, Mor	tgagor is indebted to ote of even date her	Mortgagee for mewith in the prince	noney loaned for wi cipal sum of Test	hich Mortgagor has _Thousand_and '1 no
Dollars (\$10.000.0	<u>(0), with inte</u>	steži inereon, provi	Jilly 101 1110111111		40 on and
pediuuiud ou fue ———	15tb_		day ofDe	:cembor	19_8\$ailu
continuing on the	15th	day of each month	herealter until th	e principal and int	erest are fully paid;
AND WHEREAS, to (together with any future Mortgage by the conver	induce the making e advances) and to yance of the prem	g of said toan, Mortg o secure the perform iises hereinafter des	agor has agreed to ance of the under scribed:	o secure said debl takings prescribed	and interest thereon 1 in the Note and this
to Mortgagor, the receiveleases to Mortgagee. South Carolina:	ipt of which is he its successors an	reby acknowledged d assigns, the follow	, mortgagor nere ving described pr	remises tocated G	
ALL that certain South Carolina, Canad being on the	ounty of creek	Notice, in the	no haine know	n and designat	ed as Lot No. 76

County, S.C., in Plat Book 5-P at Page 35, and reference is hereby made to said plat for a more particular description thereof.

This being the same property conveyed to the Mortgagor by Deed of even date to be recorded herewith.



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including buy 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 heater (all of which are declared to be a part of said real estate whether physically attached thereto or

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(s) secured by lien(s) having priority over Mortgagee's within described O 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 governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.