

FILED
GREENVILLE CO. S. C.
JUL 25 8 50 AM '83
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MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 22nd day of July, 19 83

among Dan L. Brewton and Vivian L. Brewton (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 Seven Thousand Five Hundred and No/100 Dollars (\$ 7,500.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 25th day of August, 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: on the eastern side of Pine Street Extension, Chicks Springs Township, and being a part of Lots 8-A and 8-B as shown on plat entitled "Property of J. B. Burnett Estate", made by H. S. Brockman, surveyor, dated March 3, 1937 and having the following metes and bounds, to-wit:

BEGINNING at iron pin in center of said Street and runs thence S. 74-01 E. 242.7 feet to a point on the line now or formerly of Mrs. Nan Finley; thence with Finley line, N. 1-10 W. 47 feet to a point; thence N. 65-56 W. 225.5 feet to a pin in center of said Street; thence with said Street, S. 20-20 W. 75 feet to the beginning corner.

ALSO, all that lot in said County, State and Township on eastern side of Pine Street Extension, part of Lots 8-A and 8-B on above said Plat and having the following metes and bounds, to-wit:

BEGINNING at iron pin in center of said Street and runs thence with line now or formerly of Clyde Thompson, S. 61-35 E. 222.5 feet to iron pin on line of Nan Finley, original joint corner of Lots Nos. 8-A and 8-B; thence with Finley line, S. 1-10 E. 3.3 feet to iron pin on Finley line and joint corner of property now or formerly of Roy Howell; thence with Howell line, N. 65-56 W. 225.5 feet to a point in center of said road; thence with said Street; N. 30-20 E. 20 feet to beginning corner.

This is that same property conveyed to Mortgagors by deed of Jo Ann H. Adams, et al, recorded in RMC Office for Greenville County on 12-1-78 in Deed Book 1092, page 909.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
JUL 25 1983
R.M.C.

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 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(s) secured by lien(s) 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 governmental or municipal charges, fines, or impositions, for which provision has not been made herebefore, 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

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