

FIRST UNION MORTGAGE CORPORATION CONFIDENTIAL CHARLOTTE, NORTH CAROLINA 28288  
STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 15th day of August 19 83  
among Timothy W. Norman & Kathi Hensley (a/k/a Katherine Louise Norman)  
UNION MORTGAGE CORPORATION, a North Carolina corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagee 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 Twenty-four Thousand Dollars (\$ 24,200.00 ), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of September 19 83 and continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

AND WHEREAS, to induce the making of said loan, Mortgagee 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 Mortgagee, the receipt of which is hereby acknowledged, Mortgagee hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located Greenville County, South Carolina

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near Greenville, at the southeastern corner of the intersection of Hunts Bridge Road and Hiwasee Drive and being known and designated as Lot No. 45 on plat of Indian Hills recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Hunts Bridge Road at the joint front corner of Lots 44 and 45 and running thence along the east side of Hunts Bridge Road, N. 7-25 W. 100 feet to an iron pin; thence following the curve of the intersection of Hunts Bridge Road and Hiwasee Drive, the chord of which is N. 37-07 E. 28.5 feet to an iron pin on the south side of Hiwasee Drive; thence following Hiwasee Drive, N. 81-40 E. 148.2 feet to an iron pin; joint corner of Lots 26 and 45; thence along the common line of said lots, S. 13-10 E. 123.8 feet to an iron pin, joint rear corner of Lots 44 and 45; thence along the common line of Lots 44 and 45, S. 82-35 W. 180 feet to the point of beginning.

This being the same property conveyed to the Mortgagees herein by deed of the Honorable Frank P. McGowan, Master in Equity for Greenville County, dated May 26, 1981 and recorded in the R. M. C. Office for Greenville County in Deed Book 1148 at Page 790.

This mortgage is second and junior in lien to that certain mortgage granted to C. Douglas Wilson Company recorded in the R. M. C. Office for Greenville County in Mortgage Book 1154 at Page 15, said mortgage being in the original amount of \$22,300.00.

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 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 Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagee 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 Mortgagee 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 Mortgagee 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 Mortgagee will pay all taxes, assessments, water and sewer charges, and other governmental or municipal charges, fees 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 Mortgagee with interest at the then prevailing note rate upon demand

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