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COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 5th day of October, 19 83, among Samuel P. Vause (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 Twenty-Eight Thousand and no/100 Dollars (\$ 28,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of November, 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, 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 those certain pieces, parcels, or lots of land, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as Lots 15 and 16, and the Northern one-half of Lot 14, Block A, plat of Stone Estates Subdivision prepared by C. M. Furman, Jr., C.E., dated December 1931, recorded in the R. M. C. Office for Greenville County in Plat Book G, at Page 292 and a more recent survey by Freeland and Associates, dated December 29, 1981, entitled "Property of Sam Vause", having the following metes and bounds:

BEGINNING at an iron pin on the western side of Druid Street, 334.2 feet more or less, south of the intersection of Druid Street and Rutherford Road, at the joint front corner of Lots 16 and 17, and running thence with the western side of Druid Street S. 11-22 W. 62.58 feet to an iron pin; thence running N. 78-56 W. 124.71 feet to an iron pin; thence running N. 11-10 E. 62.56 feet to an iron pin at the joint rear corner of lots 16 and 17; thence running S. 78-57 E. 124.92 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Brenda W. Williams and Gary G. Williams, dated December 31, 1981 and recorded January 4, 1982 in the R. M. C. Office for Greenville County in Deed Book 1160 at Page 418.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
BOOK 1160 PAGE 418
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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 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.

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