

COUNTY OF GREENVILLE

VOL 1686 PAGE 440
MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this Oct 27 11 11 AM '84 ^{DEC} day of October ¹⁹⁸⁴, 19 84
among Charles M. Reese and Dawn Reese (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 Eleven Thousand Six Dollars (\$ 11,600.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of November, 19 84 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 in Greenville County, South Carolina:

All that piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, West of Highway 20, leading from Piedmont to Greenville and containing 0.5 acres, more or less, and having the following metes and bounds according to a plat entitled "Property of Norman W. Dukes and Sandra F. Dukes", prepared by J. Don Lee, RLS, dated May 29, 1976:

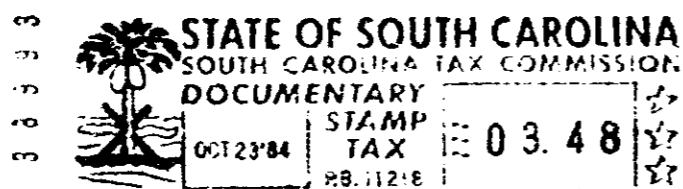
BEGINNING at an iron pin in an existing driveway and running thence S. 82-17 W. 181.2 feet to an iron pin; thence N. 32-10 W. 100 feet to an iron pin; thence N. 57-50 E. 165 feet to an iron pin; thence S. 32-10 E. 175 feet to the point of beginning.

This being the same property acquired by the Mortgagors by deed of Norman W. Dukes recorded in the RMC Office for Greenville County in Deed Book 1130 at Page 8 on July 29, 1980.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of property of Kenneth Lukar and Charles Michael Reese and Lisa Dawn Reese and running thence S. 32-10 E. 30 feet to a point; thence turning and running along a new line through property of Kenneth Lukar, S. 82-17 W. 181.2 feet to a point; thence turning and running N. 32-10 W. 30 feet to an iron pin at rear corner of property of Charles Michael Reese and Lisa Dawn Reese; thence turning and running N. 82-17 E. 181.2 feet to the point of beginning.

This being the same property acquired by the Mortgagors by deed of Kenneth Lukar recorded in the RMC Office for Greenville County in Deed Book 1160 at Page 529 on January 5, 1982.



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 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.