

106

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

825791
VOL 1470 PAGE 633
MORTGAGE OF REAL PROPERTY

BOOK 76 PAGE 1067

JUN 19 3 03 PM '79
June 13th 1979

THIS MORTGAGE made this June 13th 1979
among DANNY L. CARSON & JEAN ANN CHICKERLEY (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 EIGHT THOUSAND TWO HUNDRED AND NO/100 (\$8,200.00), the final payment of which is due on June 15, 1989, together with interest thereon as provided in the Note; and WHEREAS, the said Note is recorded in the RMC Office for Greenville County, South Carolina in Mortgages Vol. 1469 at Page 742 on June 11, 1979.

This being the same property conveyed to the Mortgagors herein by deed of Robert S. Price and Jean K. Price dated June 8, 1979 and recorded in the RMC Office for Greenville County, South Carolina on June 11, 1979.

Carroll
appt
W.D. Richardson
10 1982

FIRST UNION MORTGAGE CORPORATION
BY Pet Hamilton
VICE PRESIDENT

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
RECORDED
JUN 13 1979

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 heaters (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, the successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee, and 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:

- NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
- TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgagee or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

1067 RV 2