

37 Villa Road, Greenville, SC 29615 FILED 1060. 826279 BOOK 1536 PAGE 430

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

HAR 27 11 22 AM '81

MORTGAGE OF REAL PROPERTY
BOOK 80 PAGE 973

DONNIE S. TANKERSLEY
R.M.C. day of March, 19 81

THIS MORTGAGE made this
among Harry C. Fowler and Judy W. Fowler (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
Sixteen Thousand, Five Hundred and No/100 (\$ 16,500.00), the final payment of which
is due on April 15 19 91, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest

This is the same property conveyed to the mortgagors herein by deed of E. C. Elliott
recorded in the R.M.C. Office for Greenville County, South Carolina, on February 2,
1976 in Deed Volume 1031 at Page 9.

This mortgage is second and junior in lien to that mortgage given in favor of
Carolina Federal Savings and Loan Association in the original amount of \$27,600.00
recorded on February 2, 1976 in Mortgages Book 1359 at Page 386 in the R.M.C. Office
for Greenville County, South Carolina.

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~~,
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,
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 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:
BY: *[Signature]*
WITNESS: *[Signature]*

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned
Note and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.

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