THIS MORTGAGE made this 8th	day of March	
among <u>Fredrick M. Schwartz</u>	(hereinafter referred to a	s Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a Nort Charlette, N. Caullina 28388	h Carolina Corporation (hereinafter referr	red to as Mortgagee):
WITNESSETH THAT, WHEREAS, Mortg Mortgagor has executed and delivered to Mo Eight Thousand One Hundred and	ortgagee a Note of even date herewith	in the principal sum of
is due on March 15	19 88 together	mith interest thereon a

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:

provided in said Note, the complete provisions whereof are incorporated herein by reference:

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 of that certain lot of land with the buildings and improvements thereon in the State of South Carolina, County of Greenville, situate, lying and being in the Town of Mauldin, and being known and designated as Lot No. 92 (ninety-two) on plat entitled "Sheet One of Addition to Knollwood Heights" recorded in the RMC Office for Greenville County in Plat Book 4-F at page 17, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on Devon Drive at the joint front corner of Lots Nos. 92 and 93, and running thence with the joint front line of said lots, N 47-48 W 323.7 feet to iron pin; thence N 50-39 E 200 feet to an iron pin; thence with the joint line of Lots No. 91 and 92, S 36-31 E 300.3 feet to an iron pin on Devon Drive; thence with Devon Drive, S 42-12 W 140 feet to the beginning corner.

This is that property conveyed to mortgagor by deed of Furman Cooper dated March 29, 1973 and recorded in the RMC Office for Greenville County in Deed Book 971 at page 374.

This is a Second Mortgage junior to a First Mortgage by Mortgagor to First Federal Savings and Loan Association of Greenville, South Carolina as recorded in the RMC Office for Greenville County in Mortgage Book 1271 at page 80 in the original amount of \$38,400.00 and dated March 29, 1973.

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, cfixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or carticles, 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 in fee simple; othat 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 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 shall pay all taxes, charges and assessments which may become a lien upon the cpremises 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 Mortgage 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.

FUMC 120 SC 12-76

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