37 Villa Rd., Greenville, S.E. WILLE CO. S. C. STATE OF SOUTH CAROLINA (2) 23 COUNTY OF GREENVILLE (2) 2 26 FM :

## 8000 1436 FAST 116 MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this	7th day of June	, 19 78,
among Jerry Lee McAbee	(hereinafter referred to	as Mortgagor) and FIRST
UNION MORTGAGE CORPORATION, a N	North Carolina Corporation (hereinafter ref	erred to as Mortgagee):
Mortgagor has executed and delivered to Ten Thousand and No/100	(\$ <u>10,000,00</u> ), ti	h in the principal sum of he final payment of which
is due on June 15	, 19 <u>88</u> , togeth	er with interest thereon as
provided in said Note, the complete provisi	ions whereof are incorporated herein by ref	erence;

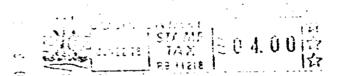
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 \_\_\_\_\_\_ County, South Carolina:

ALL that piece, parcel or lot of land with the improvements thereon, County of Greenville, State of South Carolina, Chick Springs Township, located in the City of Greer at the Southeast intersection of Poplar Drive and Cannon Ave., and being shown as Lot No. "A" on plat made for A. B. McAbee by H. S. Brockman, surveyor, dated April 15, 1959, and having the following courses and distances, to-wit:

BEGINNING at the corner of Poplar Drive and Cannon Ave., and running thence along the East side of Poplar Drive, S. 1-48 W. 135 feet; thence S. 89-48 E. 83.2 feet to corner of Lot No. "B" on said plat; thence therewith N. 12-27 W. 120.6 feet to the south side of Cannon Ave.,; thence along the South side of Cannon Ave., along the inside side of sidewalk, N. 79-16 W. 78.5 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Charles Edward McAbee, which deed is dated Oct. 10, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1043 at Page 864 on Oct. 10, 1976



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, 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 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 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 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.

4328 RV.2