

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE 26.000

BOOK 1421 PAGE 786

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 9th day of January, 1978, among Barbara D. Hawkins (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 Three Thousand, Six Hundred & No/100 (\$3,600.00), the final payment of which is due on January 15 1981, 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 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 with all buildings and improvements thereon situate, lying and being on the eastern side of Wembley Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as the major portion of lot no. 370 and a small portion of lot no. 366 as shown on a plat entitled SECTION B-1 OF GOWER ESTATES made by R. K. Campbell dated April 20, 1962, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book XX at Page 107 and having according to a more recent survey thereof entitled REVISION OF LOT NOS. 366, 370 and 371 GOWER ESTATE, SECTION B-1 made by R.K. Campbell, dated September 18, 1965, recorded in Plat Book MM at Page 101, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Wembly Road at the joint front corner of lots nos. 366 and 370 and running thence along the eastern side of Wembley Road N. 2-35 E. 108 feet to an iron pin; thence along a new line through lot no. 370 S. 86-15 E. 173.2 feet to an iron pin in the common line of lots nos. 370 and 367; thence along the common line of said lots S. 29-48 W. 106 feet to an iron pin; thence S. 22-45 E. 7 feet to an iron pin in the line of lot no. 366; thence along a new line through lot no. 366 S. 89-53 W. 128.2 feet to an iron pin on the eastern side of Wembley Road. Derivation: Ray Howard Stovall, et al Deed Book 1069 page 624, 11-23-77

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.

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