## MORTGAGE OF REAL PROPERTY

	MORTGAGE made this				
among	Daniel M. & Barbara A.	Gossett	(here	einafter referred to	as Mortgagor) and FIRST
UNION A	MORTGAGE CORPORATION	i, a North Ca	rolina Corporatio	on (hereinafter ref	erred 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 <a href="Twelve Thousand and 00/100ths">Twelve Thousand and 00/100ths</a> (\$ 12,000.00 ), the final payment of which is due on <a href="February 15">February 15</a> 19 90 , together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

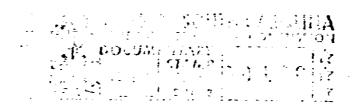
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 <a href="mailto:county.count

ALLthat piece, parcel or lot of land situate, lying and being on the Southern side of Homewood Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 10 of a subdivision known as Homestead Acres as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book RR at page 35 and according to said plat has the following metes and bounds, towit:

BEGINNING at an iron pin on the southern edge of Homewood Avenue at the joint front corner of Lots No. 10 and 11; running thence with the line of these lots S. 25 E. 175 feet to an iron pin in the line of Lot No. 1 and; running thence with the line of Lot No. 1 N. 65-00 E. 90 feet to an iron pin at the joint rear corner of Lots no. 10 and 9 and; running thence with the joint line of these lots N. 25 W. 175 feet to an iron pin onthe southern edge of Homewood Avenue and; running thence with the Southern edge of Homewood Avenue S. 65-00 W. 90 feet to an iron pin to the point of beginning.

This is the identical property conveyed to Daniel M. and Barbara A. Gossett by Mana Mae Anderson recorded in the R.M.C. Office for Greenville County in Deed Book 1044 at Page 448 and recorded October 12, 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 acticles, 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, 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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