8 - 1519 ma 62

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this	1st	day of	October	,	1980	- ,
among Delbert Duane Bates and	Joyce Ann	Bates	(hereinafter referre	ed to as Mortgagor)	and FIRS	T
UNION MORTGAGE CORPORATION	I, a North Ca	rolina Corp	oration (hereinafte	r referred to as Mo	rtgagee):	

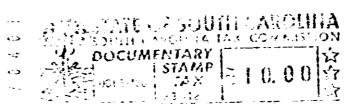
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 certain piece, parcel of lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Paris View Drive, shown and designated as Lot 39 on plat entitled "Property of Homer Styles" dated February 3, 1958, revised December, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at Page 101, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Paris View Drive at the joint front corner of Lots 38 and 39 and running thence with the northern side of said drive N. 81-49 E. 100 feet to a point at the rear corner of Lot 41; thence along the rear line of Lots 41 and 40, S. 08-11 E. 200 feet to a point; thence S. 81-49 W. 100 feet to a point at the joint rear corner of Lots 38 and 39; thence along the common line of said lots N. 08-11 W. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of James Vernon Lyda dated August 21, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina, on August 22, 1979 in Deed Volume 1109 at Page 886.



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.

1328 RV

FUMC 120 SC 12-76