

RECORDER: PLEASE MAIL TO DONALD L. VAN RIPER, ST. 8, 700 EAST NORTH ST. GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SEP 3 11 06 AM '80

MORTGAGE OF REAL PROPERTY

FILED CO. S. C. DONNA STANKERSLEY
THIS MORTGAGE made this FOURTH day of SEPTEMBER, 19 80

among JERRY W. AND DEBORAH S. MURDOCK (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 EIGHT THOUSAND, TWO HUNDRED DOLLARS (\$ 8,200.00), the final payment of which is due on October 15 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 GREENVILLE County, South Carolina:

ALL THAT piece parcel or lot of land in the said County and State, lying and being in Butler Township, on the north side of Bennett Bridge Road, and on waters of the Enoree River, being known and designated as a portion of Plat number 2 of the property of Curtis G. Henderson, a plat of which is recorded in Plat Book AA, Page 127, in accordance with the said Plat, having the following metes and bounds:

BEGINNING on a nail in the middle of Bennett Bridge Road, at the corner of Tract #1 and running thence with the line of the said tract, N. 6-55 E., 800 feet to an iron pin, thence N. 30 E. 1000 feet to an iron pin; thence N. 38-40 W. 684 feet; thence N. 50 E. 1419 feet to a point on the Enoree River; thence down the Enoree River the following courses and distances, to wit: S. 50 E. 486 feet; S. 21-50 E. 226 feet; S. 0-30 W. 218 feet; S. 31-30 E. 243 feet to the mouth of a branch; thence S. 48. W. 389 feet to an old stake in the south side of the said road; thence S.40 W. 660 feet to an old stone on the south side of the said road; thence N. 37 W. 21 feet to a nail in the middle of the said road; thence with the middle of the said road as the line the following courses and distances: S. 47 W. 300 feet; S. 36-30 W. 200 feet; S. 28-05 W. 500 feet; S. 42 W. 200 feet, S. 57-15 W. 295 feet to the point of beginning, containing 54 acres, more or less.

THIS IS THE SAME PROPERTY conveyed to the mortgagors by deed from Frank Larkin et al, dated 9/13/68, recorded in Deed Book 852, Page 272 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 Mortgagee 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:

- 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.
- 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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