

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

S. C.

1553-338

MORTGAGE OF REAL PROPERTY

3 55 PM '81

THIS MORTGAGE made this 16th day of DECEMBER, 19 81,
among George A. & Mary A. Harper (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 Nineteen Thousand and No/100 (\$ 19,000.00), the final payment of which is due on January 1, 19 92, 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 certain piece, parcel, or lot of land, situate, lying and being on the northern side of Harcourt, being shown and designated as Part of Lots 5 and 6 on a Plat of HARCOURT, recorded in the RMC Office for Greenville County in Plat Book F, at Page 284, and having, according to a more recent survey by Freeland & Associates, dated August 29, 1979, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Harcourt, joint front corner of Part of Lot 6 and Lot 7, and running thence with the common line of said Lots, N 10-34 E, 185.03 feet to an iron pin; thence with Spartanburg Street and the line of Part of Lot 5, S 84-36 E, 139.4 feet to an iron pin; thence with the line of Part of Lot 5, S 5-00 W, 77.57 feet to an iron pin; thence continuing with the line of Part of Lot 6, S 41-05 W, 176.99 feet to an iron pin on the northern side of Harcourt; thence with the curve of Harcourt, the chord of which is N 49-48 W, 64.96 feet to an iron pin, the point of beginning.

The lien of this Mortgage is junior and subordinate to the lien of that certain mortgage upon the same property heretofore given by the Mortgagors herein to First Federal Savings and Loan Association on August 29, 1979 in the principal amount of \$51,200.00 as recorded in the RMC Office for Greenville County on September 5, 1979 in R.E.M. Volume 1479 at page 700.

This is the same property conveyed to the Mortgagors herein by deed of Sara M. Walker, Charles O. Milford and Morgan T. Milford on August 28, 1979 and recorded in the R.M.C. Office for Greenville County on September 5, 1979 in Deed Volume 1110 at page 806.

STATE OF SOUTH CAROLINA
DOCUMENTARY
RECORD

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 and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.

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