First Union Mortgage Corporation, Charlotte, N. C. 28288

BOOK 1561 PAGE 609

STATE OF SOUTH CAROLINA)

COUNTY OF Greenville)

S. C.

MORTGAGE OF REAL PROPERTY

'82

THIS MORTGAGE made this 12th day of January, 19 82, among Ralph E. Thompson & Patsy B. Thompson (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 Ten Thousand and No/100----------($ 10,000.00), the final payment of which is due on February 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 in the State of South Carolina, County of Greenville, on the eastern side of Meredith Lane, in the City of Greenville, being shown and designated as Lot No. 52 on a finalplat of Henderson Forest, made by Campbell and Clarkson, Surveyors, Inc., dated June 9, 1971, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Meredith Lane at the joint front corner of Lots Nos. 51 and 52 and running thence along the common line of said lots, S. 83-46 E. 123.45 feet to an iron pin; thence S. 5-22 W., 80 feet to an iron pin at the joint rear corner of Lots Nos. 52 and 53; thence along the common line of said lots, N. 83-46 W. 124.6 feet to an iron pin on Meredith Lane; thence along the eastern side of Meredith Lane, N. 6-14 E. 80 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to the Mortgagors herein, by deed of Augustus A. McLean, III and Virginia H. McLean, which deed is dated March 3, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1074, Page 654.

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. Mortgator 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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