

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
REC'D S.C.

BOOK 1588 PAGE 367

MORTGAGE OF REAL PROPERTY

DEC 6 10 47 AM '82

THIS MORTGAGE made this 6th day of December, 19 82,
among WENDELL HARRY WILLIAMS and TEENA B. WILLIAMS (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 FOUR THOUSAND NINE HUNDRED AND NO/100 Dollars (\$ 4,900.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of January, 19 83, and continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 124 on plat of Berea Forest, Section 2, recorded in Plat Book 4N at pages 76 and 77 and having such courses and distances as will appear by reference to said plat.

This being the same property conveyed to Mortgagors herein by deed of JHJ Corporation recorded in the RMC Office for Greenville County, South Carolina on February 26, 1979 in Deed Book 1097 at Page 402.

This mortgage is second and junior in lien to that certain mortgage given by mortgagors herein in favor of South Carolina National Bank in the original sum of \$37,850.00 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1458 at Page 261 on February 26, 1979. Said mortgage being assigned to Federal National Mortgage Association by Assignment dated February 23, 1979 and recorded February 27, 1979 in Mortgage Book 1458 at Page 379 in the RMC Office for Greenville County, South Carolina.



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 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 hereinbefore, 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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