

FIRST UNION MORTGAGE CORPORATION, CHARLOTTE, N. C. 28288
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S. C.
JAN 14 3 38 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1591 PAGE 966

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 13th day of January, 19 83, among Andrew G. & Marilyn B. Clarke (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 Nine Thousand & No/100--- Dollars (\$ 9,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of February, 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 GREENVILLE County, South Carolina:

ALL that certain piece, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville near the Town of Tigerville, located on the northern side of Southerlin Road, near Barton Road and being a part of 18.02 acre lot as shown on plat of Bonita B. Whitfill, made by W. R. Williams, Jr., surveyor, dated October 25, 1979 and recorded in plat book 8N, page 4, Greenville County RMC Office and amended as to the within described tract on May 27, 1982 and having the following courses and distances, to-wit:

BEGINNING in center of Southerlin Road at corner of a 8.25 acre tract and running thence along a new line N. 2-20 E., 760.1 feet to a new corner; thence another new line S. 75-24 E., 429.7 feet to old pin on line of Smeltzer; thence with Smeltzer, S. 31-57 W. 695.6 feet to old pin on line; thence S. 52-00 W., 100 feet with road to beginning corner and containing 3.94 acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of Gwendolyn H. Barton recorded in the RMC Office for Greenville County in Deed Volume 1139 at Page 214 on December 19, 1980.

This mortgage is second and junior in lien to that mortgage given in favor of Citizens Building and Loan Association of Greer, South Carolina recorded in the RMC Office for Greenville County in Mortgage Book 1587 at Page 868 in the original amount of 51,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
JAN 1983
\$ 3.60

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including buy 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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described lien or by any prior mortgage(s) 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 and sewer charges, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.

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