

Charlotte, NC 28233
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE FILED
APR 7 2 46 PM '83
DONNIE W. SWEET

1983
MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 6th day of April 19 83 among Charles E. McDaniel and Sarah M. McDaniel (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 Eleven Thousand and No/100 Dollars (\$ 11,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of May 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 lot of land situate, lying and being on the northeastern side of Pine Creek Drive, West Gantt District, Gantt Township, near the City of Greenville in Greenville County, South Carolina, being shown and designated as Lot No. 274 on a plat of "Section 3, Plat of Belle Meade," made by Piedmont Engineers, dated March 28, 1956, and recorded in the RMC for Greenville County in Plat Book "CC" at Page 187, reference to said plat being craved for a more complete and detailed description thereof.

This is the same property conveyed to the mortgagors herein by deed of Kenneth Walter Cole dated September 27, 1971 and recorded in the RMC for Greenville County on October 1, 1971 in Deed Volume 926 at Page 486.

This mortgage is second and junior in lien to that mortgage given in favor of Cameron Brown Company which mortgage was recorded in the RMC for Greenville County on November 15, 1960, in Mortgage Volume 842 at Page 155.

STATE OF SOUTH CAROLINA
DOCUMENTS
APR 11 1983 10 48 AM

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).

400
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.

3151801
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

1983

1983