

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

COUNTY OF Greenville ) JUN 7 9 37 AM '83

1610 291  
MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 2nd day of June, 19 83  
among Sara S. Jenkinson (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 Twenty-Four Thousand and  
Dollars (\$ 24,300.00 ), with interest thereon, providing for monthly installments of principal and interest  
beginning on the 15th day of July, 19 83 and  
continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

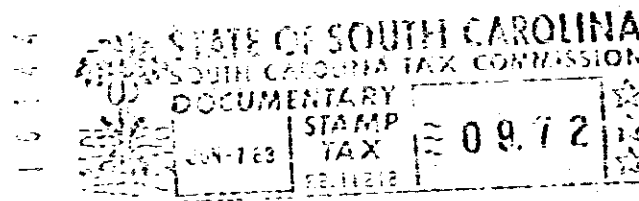
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon  
(together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this  
Mortgage by the conveyance of the premises hereinafter described:

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 with all improvements thereon, situate,  
lying and being in the State of South Carolina, County of Greenville, Chick Springs Town-  
ship, being known and designated as Lot No. 23 of a subdivision known as Wade Hampton  
Terrace, shown on a plat thereof recorded in the RMC Office for Greenville County in plat  
book KK at page 15, and having according to said plat, and also according to a more recent  
plat prepared by Piedmont Engineering Service, dated August 17, 1959, entitled "Property  
of Sara S. Jenkinson", the following metes and bounds:

Beginning at an iron pin on the eastern side of Richbourg Circle at the joint front corner  
of Lots Nos. 22 and 23, and running thence with the line of Lot No. 22, N. 77-44 E. 143.6  
feet to an iron pin; thence with the line of Lot No. 24, S. 15-16 E. 112.2 feet to an  
iron pin on the northern side of Hummingbird Circle; thence with the northern side of  
Hummingbird Circle S. 71-09 W. 133 feet to an iron pin; thence with the curve of the  
intersection of Hummingbird Circle and Richbourg Circle, the chord of which is N. 59-0 W.  
32.2 feet to an iron pin on the eastern side of Richbourg Circle; thence with the eastern  
side of Richbourg Circle N. 9-09 W. 104.9 feet to the point of beginning.

This is the same property conveyed to Sara S. Jenkinson by Gilbert Bentley by deed dated  
5/25/59 recorded 7/9/59 in deed vol. 629 page 149 of the RMC Office for Greenville County,  
S. C.



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 appurte-  
nances 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.