CONS-14, Charlott, 10 2828 STATE OF SOUTH CAROLINA	8		890: 1817 HASE 87
STATE OF SOUTH CAROLINA)			
COUNTY OF	REFNULLE	MORT	GAGE OF REAL PROPERTY
J	CONTHINS	CA C PROVISIONS FOR AN ADJ	USTABLE INTEREST RATE
DO) THIS MORTGAGE made this 20th	MIE S. John	ብዛ '83 day of July	1983
THE NOTE SECURED BY THIS MORTGAGE DO THIS MORTGAGE made this 20th among William Phillip Griggs, Sr. UNION MORTGAGE CORPORATION, a Nort	R.H.C	rporation (hereinalter referred	to as Mortgagor) and FIRST red to as Mortgagee):
WITNESSETH THAT, WHEREAS, Mortga executed and delivered to Mortgagee a Note	gor is indebted of even date h	I to Mortgagee for money loa erewith in the principal sun	aned for which Marigagor bas was not Hundred & No/100—
Dollars (\$_13,200,00), with interes	t thereon, pro	viding for monthly installm	ents of principal and interest
beginning on the	25th	_day of August	, 19 <u>83</u> and
continuing on the 25th day	of each month	thereafter until the princip	al and interest are fully paid;
AND WHEREAS, to induce the making of s (together with any future advances) and to sec Mortgage by the conveyance of the premises	said Ioan, Mort cure the perfor hereinafter de	gagor has agreed to secure mance of the undertakings p escribed:	said debt and interest thereon prescribed in the Note and this
NOW, THEREFORE, in consideration of the	he aforesaid lo	an and the sum of Three Do	llars (\$3.00) cash in hand paid

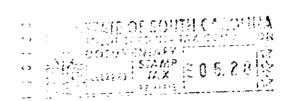
to Mortgagor, the receipt of which is hereby acknowledged. Mortgagor hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located GreenvilleCounty, South Carolina:

All, that certain piece, parcel or lot of land located in Greenville County, South Carolina, with all improvements thereon, as shown and

designated as Lot #1 on that certain Plat entitled "Property of Rose G. Moore", recorded in the RNC Office for Greenville County, South Carolina in Plat Book "FF", at page 411, reference to said plat being craved hereto for an accurate metes and bounds description.

This being the same property conveyed to the Mortgagor herein by deed of John W. Morris and Rose Ann Crossman Morris dated August 27, 1982, recorded in the RMC Office for Greenville County, South Carolina August 30, 1982 in Deed Volume 1173 at page 15..

This mortgage is second and junior in lien to that mortgage given to Stephen P. Clements ad Jean A. Clements in the original amount of \$15,000.00, recorded in the RMC Office for Greenville County, South Carolina May 27, 1978 in Mortgage Book 1433 at page 351.



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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