

COUNTY OF Greenville) MAY 31 2 55 PM '83 MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 26th day of May, 1983

among DONALD G. & JUDITH S. Brown (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 Thirteen Thousand Four Hundred and No/100 Dollars (\$13,400.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of July, 1983 and continuing on the 1st 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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina, known as Lot No. 25, according to a plat of Botany Wood, Inc., recorded in the RMC Office for Greenville County, S.C. in Plat Book YY-173, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Kingsridge Drive at the joint front corner of Lots 24 and 25 and running thence with the line of Lot 24, N 11-19 W 154.9 feet to pin in line of Lot 23; thence N 71-29 E 77.4 feet to pin in line of Cherokee Forest property; thence with line of said property, S 48-23 E 203.2 feet to pin on Kingsridge Drive; thence with northern side of Kingsridge Drive, S 70-15 W 50 feet; thence S 82-15 W 100 feet, thence S 77-12 W 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed from G.G. Johns, as attorney-in-fact for G. Whitfield Plowden, which Deed was recorded on May 14, 1982 in the RMC Office for Greenville County in Deed Book 1166 at Page 859.

This mortgage is second and junior in lien to that mortgage assumed by the Mortgagors herein from George W. Plowden and Jean W. Plowden given to C. Douglas Wilson & Co. on July 3, 1964 and recorded in the RMC Office for Greenville County, South Carolina in REM Book 964 at Page 217 on July 6, 1964 in the original amount of \$16,100.00.

STATE OF SOUTH CAROLINA
RECORDS & DOCUMENTS
MAY 31 1983
2 55 PM '83

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.

