FIRST UNION MORTGAGE CORPORATION, CONS-14, CHARLOTTE, N. C. 28288 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL PROPERTY THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE THIS MORTGAGE made HAS 13 112105 PH '84 Karch ___day of . ___ (hereinafter referred to as Mortgagor) and FIRST John Dee & Caronimitager Caldyelly UNION MORTGAGE CORPORATION Rath 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 Six Thousand One Hundred and No/100-----_), with interest thereon, providing for monthly installments of principal and interest 19_84 beginning on the 15th _day of each month thereafter until the principal and interest are fully paid; continuing on the 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:

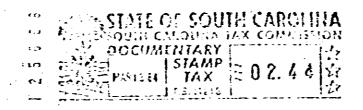
NOW, THEREFORE, in consideration of the aforesaid loand and the sum of Three Dollars (\$3.00) cash in hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located in GREENVILLE County, South Carolina:

ALL that certain piece, parcel or lot of land situated on the east side of Vaughn Street, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, known and designated as LOT NO. 27 as shown on a plat of the subdivision of Pleasant View Acres, recorded in Plat Book FF, page 365, RMC Office for Greenville County, S.C., and having such metes and bounds as shown thereon, reference to said plat hereby pleaded.

Service of the servic

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoining ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of T.H. Giles, recorded in the RMC Office for Greenville County onNov. 2, 1956, in Deed Book 564, page 354.



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvments, 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 osuccessors 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 Gien 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.

FUVC 183 (Rev. 6-83) S.C. Variable