

FIRST UNION MORTGAGE CORPORATION, CHARLOTTE, NORTH CAROLINA 28288  
STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )  
BOOK 1538 PAGE 168  
MORTGAGE OF REAL PROPERTY  
BOOK 81 PAGE 900

THIS MORTGAGE made this 12th day of April, 1982,  
among Charles R. & Judith D. Niver (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 Four Thousand Five Hundred & No/100 (\$ 4,500.00), the final payment of which is due on May 1, 1992, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

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 in Greenville County, South Carolina: JUL 13 1983

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Ranier Street, being known and designated as Lot No. 35 as shown on plat entitled Greer Forest, Section C. prepared by Woodward Engineering Co., and recorded in the RMC Office for Greenville County, S.C. in Plat Book KK, at Page 87, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ranier Street at the joint front corner of Lot Nos. 35 and 36, and running thence with the common line of said lots, S. 17-30 E. 198.5 feet to an iron pin; thence S. 86-26 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 35; thence N. 18-23 W. 175 feet to an iron pin on the southern side of Ranier Street; thence with the southern side of Ranier Street, N. 71-37 E. 100 feet to the point of beginning. 1414

This being the same property conveyed to the mortgagor by deed of W. Allan Bayne and Betty B. Bayne of even date to be recorded herewith.

This mortgage is junior to that mortgage held by Greer Federal Savings and Loan Association.

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, 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 heaters (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,

FILED  
GREENVILLE CO. S.C.  
JUL 13 4 18 PM '83  
DONNIE S. TANKERSLEY  
R.M.C.

PAID AND FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION  
BY: [Signature]  
Vice President  
WITNESS: [Signature]

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