

37 1/2 W. 1st St. Greenville
 STATE OF SOUTH CAROLINA) GREENVILLE CO. S. C.
 COUNTY OF GREENVILLE)
 GREENVILLE CO. S. C.)
 FILED 826365 BOOK 1548 PAGE 1
 MORTGAGE OF REAL PROPERTY
 BOOK 84 PAGE 748

THIS MORTGAGE made this 19th day of June, 1981, among Poinsett G. Plumblee and Carol S. Plumblee (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 Three Thousand, Four Hundred and No/100----- (\$ 3,400.00-----), the final payment of which is due on July 15 19 86, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

ROAD AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING at an iron pin at the corner of Lillie Noble Plumblee, and running thence along the center of said road N. 75-30 E. 300 feet to an iron pin; thence S. 17-45 E. 277 feet to an iron pin; thence S. 75-30 W. 300 feet to an iron pin; thence N. 17-45 W. 277 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of W. M. Plumblee recorded in the R.M.C. Office for Greenville County, South Carolina, on May 13, 1952 in Deed Volume 456 at Page 105.

This mortgage is second and junior in lien to that mortgage given in favor of Travelers Rest Federal Savings and Loan Association (now Poinsett Federal Savings and Loan Association) in the original amount of \$17,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, on August 12, 1965 in Mortgages Book 1004 at Page 128.

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 Mortgagee 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 Mortgagee will warrant and defend title to the premises against the lawful claims of all persons who may claim an interest therein.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: Poinsett G. Plumblee Vice President

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the Note as provided in the Note. 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 rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagor. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.

400 a 2781180.1

MAR 6 1984

2-2002

1340

FIRST UNION MORTGAGE CORPORATION

Poinsett G. Plumblee Vice President

