

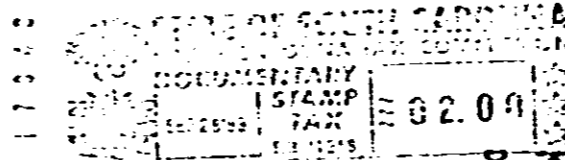
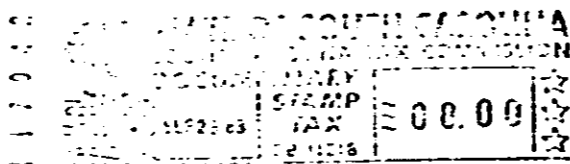
FIRST UNION MORTGAGE CORPORATION, CONS-14, CHARLOTTE, N. C. 28288  
STATE OF SOUTH CAROLINA ) -FILED 23005185 BOOK 1627 PAGE 311  
COUNTY OF GREENVILLE ) GREENVILLE BOOK 84 PAGE 1114  
THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 27th day of September 19 83  
among John K. & Sally M. Jess (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 Twenty-Five Thousand Dollars (\$ 25,000.00 ), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of November 19 83 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

This mortgage is subject to that certain mortgage given by the mortgagors herein to Fidelity Federal Savings and Loan Association dated August 9, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1345, at page 933.



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MAR 19 1984

MAR 19 1984  
GREENVILLE  
DONALD

RICHARD A. GANT  
41 Attorney at Law  
14 Bluff Street  
Greenville, S.C. 29601

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 installed in units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation, other services, and also together with any screens, window shades, storm doors and windows, screen doors, stoves and water heater (all of which are declared to be a part of said real estate whether physically attached thereto or not).

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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, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises and 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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