MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made thisSth	day of	rebruary	, 19 <u>/9</u> ,
among Robert L. Clemmer	(her	einafter referred to as M	ortgagor) and FIRST
UNION MORTGAGE CORPORATION, a North	Carolina Corporat	ion (hereinafter referred	to as Mortgagee):
WITNESSETH THAT, WHEREAS, Mortge	agor is indebted	to Mortgagee for mone	ey loaned for which
Mortgagor has executed and delivered to Mor Eleven Thousand and no/100			
is due on February 15	• •	•	• •

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provided in said Note, the complete provisions whereof are incorporated herein by reference;

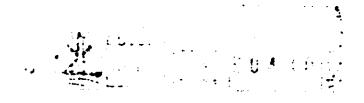
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 _______ County, South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the southeastern side of Montclair Road and being known and designated as Lot No. 39 on plat of Montclair Subdivision, Section III, recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Montclair Road at the joint front corner of Lots No. 39 and 40 and running thence S. 60-24 E. 150 feet to an iron pin; thence S. 29-18 W. 90 feet to an iron pin, the joint rear corner of Lots No. 38 and 39; thence with the common line of said lots N. 60-24 W. 150 feet to an iron pin on the southeastern side of Montclair Road; thence along said Road N. 29-18 E. 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Classic Homes, Inc. dated April 20, 1970 and recorded April 21, 1970 in the RMC Office for Greenville County, South Carolina in Deed Book 688, at Page 287.



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 Carticles, 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, 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 Mortgayee, its heirs, successors and assigns as follows:

- 1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
- 2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

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