## MORTGAGE OF REAL PROPERTY

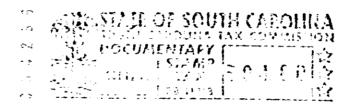
THIS MORTGAGE made this	TOEU	day of _	October		, 19 <del>/ 9</del> ,
among <u>Jerry C. Kennedy</u>		(	hereinafter refe	erred to as Mort	gagor) and FIRST
UNION MORTGAGE CORPORATION	N, a North Ca	rolina Corpo	ration (hereinal	iter referred to	as Mortgagee):
WITNESSETH THAT, WHEREA					
Mortgagor has executed and delivered Twelve Thousand and no/10	ed to Mortga 00ths	agee a Note (\$ <sup>1</sup>	of even date h L2,000.00	erewith in the ), the final (	principal sum of payment of which
is due onOctober 15	·	19 _	89,	together with i	· -
provided in said Note, the complete or	ravisians whe	reof are incor	roorated herein	hy 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:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lot No. 188, Del Norte, Section II, on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, at pages 12 and 13.

This is the identical property conveyed to the Mortgagor herein by deed from W. Douglas Thomas and Lucis L. Thomas dated September 27, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1007, Page 39.



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, 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 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 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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