

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)FILED
GREENVILLE CO. S. C.

Dec 2 3 34 PM '81

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 18th day of December, 19 81,
among EDWARD J. IRICK, JR. & MARILYN W. IRICK (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 Five Thousand Six Hundred & No/100 (\$ 5,600.00), the final payment of which is due on December 15, 19 91, 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:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the western side of Basswood Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot 88 on a Final Plat of HILLSBOROUGH, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 51, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on the southwestern side of Basswood Drive at the joint front corner of Lots 88 and 89, and running thence S 57-24 W, 140.0 feet to a point in the rear line of Lot 71; running thence along the rear lot line of Lots 71 and 72, S 12-42 E, 117.0 feet to a point, which point being the joint rear corner of Lots 87 and 88; running thence with the joint line of Lots 87 and 88, S 57-24 W, 180 feet to a point on the southwestern side of Basswood Drive; running thence with said Drive, S 32-36 E, 110.0 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of James R. Porter dated May 24, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1103, at Page 896.

THIS is a second mortgage, being subject to a first mortgage granted to Aiken-Speir, Inc. on October 9, 1978 in the original amount of \$42,050.00 which is recorded in the RMC Office for Greenville County in Mortgage Book 1446, at Page 794.

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 and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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 mortgagee. 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.