37 Villa Rd., Greenville, 825649 300x 1452 AME 203 y/ STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE MORTGAGE OF REAL PROPERTY 71 1365541 _day of __November 28th THIS MORTGAGE made this _ among Roy D. Hincemon & Jane B. Hincemon — (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgages): 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 Six Thousand and No/106----- (S 6,000.00 __), the final payment of which December 15 <u> 33 - 19</u> ..., together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference; at 147.6 feet); thence running along and with the western side of Roe Street, N. 31-16 W. 304 feet to the beginning point. THIS being the same property conveyed to the mortgagors herein by deed of Elizabeth E. Taylor, dated August 31, 1977, recorded September 13, 1977 in Deed Book 1064, Page 705, RMC Office, Greenville, SC. THIS mortgage is second and junior in lien to that mortgage given to Elizabeth E. Taylor in the amount of \$24,475.00, recorded Sept. 13, 1977 in Mortgage Book 1409 at Page 726, RMC Office, Greenville, S.C. Together with all and singular the rights, members, hereditaments and appuntenances 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, gift, air significanting, water, light, power, refrigeration, ventilation or other services, and also together with any screeps, window-shades; storin dours and windows, screen doors, annings, stoves and water heaters fall of which phe fleetined jobbe a part of said real estate whether physically attached thereto or not). TO HAVE AND TO HOLD the same with all privileges and appurtenances theceunic country its successors and assigns, forever, for the purposes hereinafter set out and Muctipajor covenants with Moctipajee, 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 Mortgage will warrant and defend title to the premises against the lawful claims of all persons whomsoever. G MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: Co 1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and integest of the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Martyule 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 Martipage (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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