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FIRST UNION
CHARLOTTE, NC 28288

BOOK 1556 PAGE 218

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

BOOK 80 PAGE 47

THIS MORTGAGE made this 21st day of October, 19 81, among George Ronald Funk (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 *Seven Thousand, Eight Hundred and No/100----- ($ 7,800.00-----), the final payment of which is due on November 1 19 86, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

the same being the common line of Lots [illegible] pin; thence a new line, being the common line of Lots 41-A and 41-B, S. 58-18 E. 500 feet to a point on the northwestern side of a County Road; thence with the northwestern side of a County Road, S. 32-43 W. 150 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Clarence Wilton Funk which deed is recorded in the RMC Office for Greenville County in Deed Volume 1000 at Page 426.

PAID AND FULLY SATISFED
FIRST UNION MORTGAGE CORPORATION
3-22-83
BY: [signature] Vice President
WITNESS: Cathy White

FILED
GREENVILLE CO. S.C.
MAR 28 11 19 AM '83
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
03.12

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 other Note obligations of mortgagor which are secured by Liens which have priority over the Note obligation herewith secured 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 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.

FUMC 120 SC REV 10/79