

37 Villa Road, Greenville, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
NOV 28 10 02 PM '80
SCARLETT SANDERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 21st day of November, 19 80,
among Kenneth E. Cowles and Betty I. Cowles (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 Fifteen Thousand and No/100----- (\$ 15,000.00---), the final payment of which is due on December 15 19 90, 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 lot of land with the buildings and improvements thereon situate on the south side of Berwood Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina being shown as Lot 532 of Section 5 of Westwood Subdivision, recorded in the R.M.C. Office for Greenville, South Carolina in Plat Book 4-X at Page 63 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Berwood Drive at the joint corner of Lots 532 and 533 and runs thence along the line of Lot 533 S. 0-07 W. 139.9 feet to an iron pin; thence along the line of Lot 528 N. 89-56 W. 93.2 feet to an iron pin; thence along the line of Lots 530 and 531 N. 2-46 E. 140 feet to an iron pin on the south side of Berwood Drive; thence along Berwood Drive N. 89-53 E. 86 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Builders and Developers, Inc. dated August 6, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina on August 7, 1973 in Deed Book 981 at Page 243.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings and Loan Association in the original amount of \$18,900.00 and recorded in the R.M.C. Office for Greenville County, South Carolina on August 7, 1973 in Mortgages Book 1287 at Page 199.

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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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