

APR 17 12 23 PM '81

THIS MORTGAGE made this 13th day of April, 19 81,  
among Larry B. and Linda S. Pickle (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 TWENTY THOUSAND TWO HUNDRED AND NO/100 (\$ 20,200.00 ), the final payment of which is due on May 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 lot of land with the buildings and improvements thereon, situate on the northwest side of Bob White Lane and on the west side of Meridian Avenue, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 100 on plat of Super Highway Home Sites, made by Dalton & Neves, Engineers, May, 1946, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "P", at Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Bob White Lane, at joint corner of Lots 100 and 101 and running thence along the line of Lot 101, N. 32-05 W. 175.8 feet to an iron pin; thence N. 36-20 E. 30 feet to an iron pin; thence along the line of Lot No. 136, S. 81-45 E. 183.6 feet to an iron pin on the west side of Meridian Avenue; thence with the west side of Meridian Avenue, S. 2-0 W. 41.6 feet to an iron pin; thence along the curve of Meridian Avenue and Bob White Lane (the Chord being S. 27-50 W. 52.8 feet) to an iron pin on the northwest side of Bob White Lane; thence along the northwest side of Bob White Lane, S. 53-39 W. 99.7 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Jack R. Tyner dated July 11, 1972, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 948 at Page 455.

Mortgagee's Address: 37 Villa Road  
Piedmont East, Suite 400  
Greenville, S.C. 29615

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.