

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE S.C.

MORTGAGE OF REAL PROPERTY

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THIS MORTGAGE made this 31 day of DECEMBER, 19 81,
among Eva C. Woods a/k/a Eva Sue Woods and Tibitha Hill (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 Nineteen Thousand Eight Hundred & No/100s 19,800.00 Dollars, the final payment of which is due on January 15 19 92, 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 tract of land situate in Dunklin Township near Columbia Church in the County of Greenville, State aforesaid, and being more particularly described according to a plat made by T. J. Leslie, Registered Surveyor, on July 17, 1956 and recorded in Plat Book LL, Page 27, as follows: BEGINNING at a point in W.D. Ridgeway property on county road bounding lands of the Estate of J.A. McCullough, thence N. 42-55 W. 763 feet to concrete marker and stone; thence N. 44-25 W. 33 feet to concrete marker and stone; thence N. 6-25 E. 400 feet along boundary line of lands of Estate of J. A. McCullough to iron pin; thence S. 42-55 E. 400 feet to iron pin; thence S. 63-15 E. 600 feet to iron pin; thence S. 39 W. 528 feet to iron pin at point of beginning and being a portion of the lands deeded to W.D. Ridgeway by E. Inman, Master, February 6, 1956, recorded in Deed Book 545 page 135, containing 7.58 acres, more or less.

This being the same property conveyed to Rufus Woods and Eva C. Woods by deed of W. D. Ridgeway dated July 20, 1956, recorded July 23, 1956 in Deed Volume 557 at page 474. Rufus Woods died intestate on January 6, 1977 and according to record of his estate filed in Apartment 1456, File 30, in the Office of the Probate Court for Greenville County, shows as his only heirs and distributees his widow, Eva Sue Woods (Eva C. Woods) and Tibitha Hill.

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.

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