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DEC 30 11 30 AM '82  
S. C.  
TANKERSLEY

THIS MORTGAGE made this 27th day of December, 1982, among Edward W. Wiley, Jr. and Della L. Wiley (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 used and delivered to Mortgagee a Note of even date herewith in the principal sum of Five Hundred and no/100 Dollars (\$ 5,100.00), with interest thereon, providing monthly installments of principal and interest beginning on the first day of February, 1983, and continuing on the first day of each month thereafter until the principal and interest are fully paid;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (including any future advances) and to secure the performance of the undertakings prescribed in the Note and 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 agrees to Mortgagee, its successors and assigns, the following described premises located in Greenville County, South Carolina:

That piece, parcel or lot of land with all improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot 83 as shown on plat of University Park Subdivision, recorded in Plat Book P, Page 127 in the RMC Office for Greenville County, South Carolina and having according to said plat the following lines and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bradley Boulevard, the joint front corner of Lots 83 and 84; thence continuing with the joint line of said lots, N. 37-34 W. 197.7 feet to an iron pin on the southern side of Brookside Circle; thence along the southern side of Brookside Circle, N. 57-38 E. 75.3 feet to an iron pin; thence along the joint lines of Lots 83 and 82, S. 37-34 E. 190.7 feet to an iron pin on the northern side of Bradley Boulevard, the joint front corners of Lots 83 and 82; thence along the northern side of Bradley Boulevard, S. 52-26 W. 82 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Edward Bird and Mary Elizabeth Bird which deed was recorded in the RMC Office for Greenville County in Deed Book 1097 at Page 637 on March 1, 1979.

This mortgage is second and junior in lien to that mortgage given in favor of NCRB Mortgage Corp. which mortgage was recorded in the RMC Office for Greenville County in Mortgage Book 1458 at Page 649 in the original amount of \$41,000.00.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging in any wise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, appliances, apparatuses 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, ventilation or other services, and also together with any screens, window shades, storm doors, 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 note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amount and in the manner and at the places 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 hereinbefore, and in default thereof the Mortgagee shall 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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