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GREENVILLE CO. S. C.
FIRST UNION MORTGAGE CORPORATION, CHARLOTTE, N. C. 28288 SECOND MORTGAGE
BOOK 1568 PAGE 99

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL PROPERTY

BOOK 81 PAGE 1877

APR 18 4 34 PM '82
DENNIS S. TANKERSLEY
R.H.C.

THIS MORTGAGE made this 8th day of April, 1982,
among Catherine H. Crosby (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 Nine Thousand and No/100 (\$9,000.00), the final payment of which is due on April 15, 1992, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

thence with Kings Mountain Drive in a northeasterly direction, an arc distance of 85.03 feet to the point of beginning (the radius being 998.63 feet).

5898
this being the same property conveyed to the Mortgagor herein by deed of C. Scott Crosby, to be recorded herewith.

FILED
AUG 18 1982
12 41 PM '82
S. TANKERSLEY
R.H.C.
BY: *[Signature]*
Vice President
WITNESS: *[Signature]*

RECORDED
DOCUMENTARY
STAMP
TAX
05.00
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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging 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 Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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.

FUAC 120 SC REV 2-81

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 Vice President
 WITNESS: *[Signature]*
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