

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
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CONNIE S. TALKERSLEY
R.H.C.

BOOK 1434 PAGE 62

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 29th day of May, 1978, among MARK E. COBURN AND DEBORAH F. COBURN (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 Ten Thousand Five Hundred and No/100 (\$ 10,500.00), the final payment of which is due on June 15 19 88, 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 piece, parcel or lot of land, situate, lying and being in the City of Greenville, State of South Carolina, on the western side of Jones Avenue, being known and designated as Lot No. 1 as shown on plat entitled "Property of Parrish-Gower and Martin", dated April, 1930, prepared by Dalton & Neves, and recorded in the RMC Office for Greenville County, in Plat Book "H" at Page 176, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Jones Avenue at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots, N. 89-12 W. 175 feet to a point at a 15-foot alley; thence running with said alley, S. 0-48 W. 61 feet to a point; thence running S. 89-12 E. 175 feet to an iron pin on the western side of Jones Avenue; thence running with the western side of Jones Avenue, N. 0-48 E. 61 feet to the point of beginning.

THIS conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property.

THIS is the identical property conveyed to the Mortgagors herein by deed recorded in the RMC Office for Greenville County, in Deed Book 1044, Page 743, on October 18, 1976.

THE Mortgagee accepts this property subject to the terms of that certain note and mortgage executed to Fidelity Federal Savings and Loan Association of Greenville, South Carolina, recorded in Mortgage Book 1286 at Page 387, on July 31, 1973, in the original amount of \$23,800.00, said mortgage subsequently assumed by Mark E. Coburn and Deborah F. Coburn, the Mortgagors herein.

Derivation: Grantors: Brooks R. Prince, III & Angela F. Prince.

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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