

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MAR 7 12 29 PM '80
 DONALD W. BUILDERSLEY
 R.M.C.

BOOK 1497 PAGE 388

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 5th day of March, 1980,
 among Eugene A. Cochran & Alissa H. Cochran (formerly known as Alissa A. Hembree)
 UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):
37 Villa Rd Greenville S.C.

WITNESSETH THAT, WHEREAS, Mortgagee is indebted to Mortgagee for money loaned for which Mortgagee has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Eight Thousand Eight Hundred & no/100 (\$ 8,800.00), the final payment of which is due on March 15, 1988, 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, Mortgagee 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 Mortgagee, the receipt of which is hereby acknowledged, Mortgagee 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 certain piece, parcel, or lot of land situate, lying, and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 619, Section VI, of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 4-X at Page 100 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on Yellow Wood Drive at the joint front corner of Lots 619 and 620 and running thence S. 8-00 W. 140 feet to an iron pin; thence S. 84-28 E. 102.78 feet to an iron pin; thence N. 15-00 E. 140 feet to an iron pin on Yellow Wood Drive; thence along said Drive, S. 77-42 E. 14.0 feet to an iron pin; thence S. 86-00 E. 50 feet to an iron pin; thence N. 89-46 E. 22 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagee herein by deed of Builders & Developers, Inc. dated March 8, 1976, recorded in Book 1032 at Page 723 on March 9, 1976.

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 Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagee 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 Mortgagee 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. Mortgagee shall make timely payments of principal and interest on the above mentioned Note and any other Note obligations of mortgagee 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. Mortgagee 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 mortgagee 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.