

4377 Villa Rd  
Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S.C.  
MAY 15 10 PM '81  
SONNENBERG & TOWNERSLEY

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THIS MORTGAGE made this 11th day of March, 1981,  
among Broadus S. Coleman (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 Seven Hundred and no/100ths (\$ 10,700.00), the final payment of which  
is due on April 15, 1991 19    , 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 lying, being and situate in the  
County and State of aforesaid, Fairview Township, just west of the  
Corporate limits of the Town of Fountain Inn, lying just off and  
south of State Highway No. 418, containing 0.89 acres, more or less,  
according to a Plat prepared by J. D. Calmes, Surveyor, in March, 1963,  
and having the following metes and bounds, according to said Plat,  
to-wit:

BEGINNING at an iron pin, corner with Subdivision known as Sunset  
Heights, S. 65-25 E., 200 feet to an iron pin, corner with other  
property of the S. L. Coleman Estate; thence with the joint line of  
the Coleman Estate, S. 13-02 W., 200 feet to an iron pin, joint  
corner with Lot this day conveyed to W. M. Kittrell; thence with  
the joint line of Kittrell N. 65-25 W., 200 feet to an iron pin in  
the Eastern edge of a new road, Coleman Avenue, joint front corner  
with the Kittrell Lot; thence with the eastern edge of Coleman  
Avenue N. 13-02 E., 200 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor by deed of  
Caroline S. Coleman, et al, dated April 22, 1963 and recorded in  
the RMC Office for Greenville County, South Carolina in Deed Book 723  
at Page 153, on May 17, 1963.

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:

- 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.
- 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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