

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
MAY 11 1 44 PM '81
JOHN H. C. BERSLEY
H.C.

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MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 1st day of May, 19 81,
among Johnny R. Cothran and Annette F. Cothran (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 Fourteen thousand seven hundred and 00/100 (\$ 14,700.00), the final payment of which is due on May 15, 19 90, 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 of that lot of land in the County of Greenville, State of South Carolina, at Travelers Rest, South Carolina, known as Lot 17 on plat of Gaston Heights recorded in the RMC Office for Greenville County in Plat Book YY, at page 49, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Gaston Drive at the corner of Lot No. 18 and running thence N. 65-35 E. 200 feet to an iron pin; thence N. 24-25 W. 76 feet to an iron pin on the southern side of Hillside Drive; thence S. 86-00 W. 177.6 feet to an iron pin on the southern side of Hillside Drive; thence following the curved intersection of Hillside Drive and Gaston Drive, the chord of which is southwesterly in direction and approximately 35 feet to a point on the eastern side of Gaston Drive; thence with Gaston Drive S. 24-25 W. 116.2 feet to the point of beginning.

This is a second mortgage, junior in lien to that certain mortgage given by Johnny R. Cothran and Annette F. Cothran to Travelers Rest Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1149 at page 255 on March 2, 1970.

This is the same property conveyed to the mortgagors by deed of J. S. Garrett, Sr. recorded in the RMC Office for Greenville County in Deed Book 885 at page 213 on March 2, 1970.

The mortgagee's address is: Charlotte, NC 28288

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 and any other Note obligations of mortgagor 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. 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.

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