

THIS MORTGAGE made this 30th day of July, 19 81, among Paul Norman Rampey (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 Eleven Thousand and No/100----- (\$ 11,000.000-----), the final payment of which is due on August 15 19 91, 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 lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, being a portion of Lots 18 and 31, of Section No. 2, on plat of North Gardens, recorded in Plat Book "EE" at Page 103, and on revised portion of said plat recorded in Plat Book "EE" at Page 104, of the RMC Office for Greenville County, and having according to a recent survey made April, 1956, by R. W. Dalton, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Azalea Court, which pin is 10 feet northwest from the front joint corner of Lots Nos. 18 and 31; thence with a new line through Lot No. 31, S. 77-54 W. 160 feet to an iron pin; thence S. 11-00 E. 94.7 feet to an iron pin; thence N. 81-00 E. 171.9 feet to an iron pin on the southwest side of Azalea Court; thence with the southwest side of said Azalea Court, N. 4-24 W. 94.4 feet to an iron pin; thence continuing with the southwest side of said Azalea Court N. 11-0 W. 10 feet to the point of BEGINNING.

This property is the same conveyed to the mortgagor herein by deed of Richard Alan Hagen, recorded June 27, 1975 in the RMC Office for Greenville County, South Carolina in Deed Volume 1020 at Page 397.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings & Loan Association, recorded in the RMC Office for Greenville County, South Carolina, on June 27, 1975, in Mortgages Book 1342 at Page 811 in the original amount of \$18,250.00.

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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