

SEP 16 4 02 PM '81

THIS MORTGAGE made this 10th day of SEPTEMBER, 19 81,  
among Marion P. & Marie S. Walls (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  
Fifteen Thousand and No/100 (\$ 15,000.00), the final payment of which  
is due on OCTOBER 1, 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 situate, lying and being in the State of South  
Carolina, County of Greenville, being known and designated as Lot  
No. 14 on a Plat of Staunton Court, recorded in the R.M.C. Office for  
Greenville County in Deed Book 990, at Page 636, and having such metes  
and bounds as appeared by reference to said plat. Said lot is located  
at the southeasterly corner of the intersection of Staunton Court and  
Riggs Street.

The Grantee herein accepts this property subject to the terms of that  
certain mortgage in the original sum of \$23,000. given to Carolina  
National Mortgage Investment Co., of Greenville, South Carolina, on  
December 17, 1973 and recorded in the R.M.C. Office for Greenville  
County in Mortgage Book 1297 at Page 735, the balance due thereon being  
the sum of \$21,225.46.

This conveyance is made subject to any restrictions or easement as  
may appear of records, on the recorded plats, or on the premises.

This is the same property conveyed to the grantor by deed of  
Charles Richard King and Priscilla Hunt King, dated August 30, 1977  
and recorded in the R.M.C. Office for Greenville County in Deed Vol.  
1064 at Page 217.

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 mort-  
gagee 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.