

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
R.M.C. OFFICE
S.C.

LONG, BLACK & GASTON

BOOK 1354 PAGE 130

MORTGAGE OF REAL PROPERTY

OCT 26 AM '81

THIS MORTGAGE made this 28th day of September, 19 81,
among FLOYD L. BURNETT & SANDRA H. BURNETT (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 and No/100----- (\$ 10,000.00), the final payment of which is due on October 15, 19 91, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

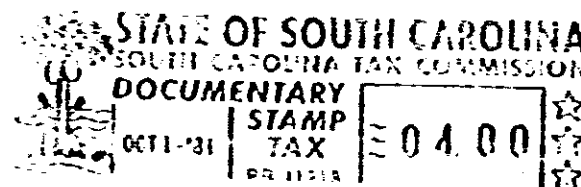
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the northern side of Starsdale Circle, being shown and designated as Lot 15 on a Plat of STARSDALE MANOR, recorded in the RMC Office for Greenville County in Plat Book NN, at Page 9, said lot fronts an aggregate of 86.90 feet on the northern side of Starsdale Circle; runs back a depth of 161.2 feet on its western boundary; runs back to a depth of 113.35 feet on its eastern boundary, and is 158-8 feet across the rear.

THIS is the same property conveyed to the Mortgagor's herein by deed of Michael Farmer, dated December 14, 1976, and recorded December 15, 1976, in the R.M.C. Office for Greenville County in Deed Book 1047 at Page 896.

THIS Mortgage is junior in lien to that certain Mortgage in favor of Collateral Investment Company, dated December 14, 1976, and recorded December 15, 1976, in the R.M.C. Office for Greenville County in R.E.M. Book 1385 at Page 185, in the original amount of \$27,600.00.



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.