

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville

FILED
OCT 15 1981
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JOHN HANERLEY

BOOK 1554 PAGE 770

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of October, 19 81,
among CHARLES KEITH JOHNSON AND DEBRA G. JOHNSON (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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern and western side of the Becky Gibson Road (also known as Highway No. S23-157), in O'Neal Township, Greenville County, South Carolina, about five miles northeast of Greer, and being shown and designated as 6 acres on a plat of the PROPERTY OF W. J. GRIFFIN ESTATE, made by John A. Simmons, R.L.S., dated September 25, 1962, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at page 444, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the Becky Gibson Road at the corner of property now or formerly owned by the Henson Estate, and running thence across Road No. S 23-172, S. 5-45 W., 654.5 feet to a point in or near a creek; thence with the creek as the line the following traverse courses and distances: N. 88-00 E, 150.5 feet to a point, S. 76-100 E., 214.5 feet to a point, N. 70-30 E. 206 feet to a point at the corner of a 37.08 acre tract; thence with the line of said tract, N. 22-20 W., 494 feet to an iron pin; thence continuing with the line of said tract, N. 34 W. 275 feet to a point in a road; thence with the center line of said road, S. 56-55 W. 60.3 feet to a point; thence continuing with center line of said road, S. 69-39 W., 100 feet to the point of beginning.

Derivation: Deed Book 1104, Page 558 - Gerald R. Glur - 6/11/79

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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