

30th BANKERSLEY
2nd M.C. day of

THIS MORTGAGE made this 2nd day of October, 19 81, among Ronald Skipper Stephens (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee): 37 VILLA RD., SUITE 400, PIEDMONT EAST, GREENVILLE, S.C. 29615

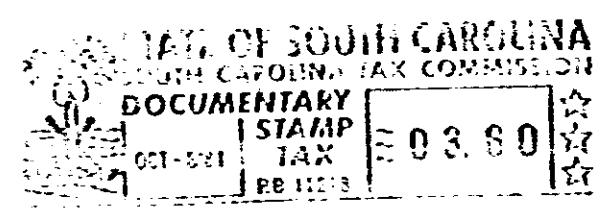
WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Nine Thousand and No/100 (\$ 9,000.00), the final payment of which is due on October 15, 19 91, together with 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: on the South side of lower Brushy Creek Road containing .75 acres, more or less.

BEGINNING on a point in the center of the Lower Brushy Creek Road, said point being an extension of the northern line of Ronald and Betty Wade Stephens lot, and runs thence with the said Stephens line, S. 64-00 E. 282 feet to a stake or iron pin on the Stephens corner; thence with another line of the Stephens property, extended, N. 27-55 E. 9 feet to an old iron pin in an old abandoned road; thence with the said abandoned road, S. 82-45 E. 75 feet to an iron pin; thence a new line, N. 18-45 W. 207 feet to a nail and cap in the center of the Lower Brushy Creek Road (iron pin back on line at 30 feet); thence with the center of the said road, S. 75-00 W. 275 feet to the beginning point.

This being the same property conveyed to the mortgagor herein by deed of Richard L. Wade dated August 12, 1981 and recorded in DB 1153, page 440 on August 12, 1981 in the R.M.C. Office for Greenville County.



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.

OCTO 1 00 8 1 1528

A. 1981

4328 RV-2