

DEC 18 3 26 PM '81

THIS MORTGAGE made this 18th day of December, 19 81,
among JIMMY R. HUSKEY AND SUSAN R. HUSKEY (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 Eight Thousand and No/100 (\$ 8,000.00), the final payment of which is due on January 1, 19 85, 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 with the buildings and improvements thereon situate on the Western side of Agewood Drive, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 418, Section 8, Sheet One, on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 4-X at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Agewood Drive, at the joint corner of Lots Nos. 417 and 418, and running thence along the line of Lot No. 417 S. 56-08 W. 176.8 feet to an iron pin; thence N. 3-47 E. 158 feet to an iron pin; thence along the line of Lot No. 419 S. 86-13 E. 140 feet to an iron pin on the Western side of Agewood Drive; thence along Agewood Drive S. 3-47 W. 50 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by Quitclaim Deed of the United States of America (United States Department of Agriculture, Farmers Home Administration) dated July 16, 1976, recorded in the R.M.C. Office for Greenville County on August 17, 1976, in Deed Book 1041 at Page 319.

This is a second mortgage and is junior in lien to that mortgage executed to the Farmers Home Administration by mortgage recorded in the R.M.C. Office for Greenville County in Mortgage Book 1375 at Page 566 in the original amount of \$21,000.00.

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 Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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.