

THIS MORTGAGE made this 7th January, 1983,
among Hsi S. Yeh and Fortunee Yeh (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 Nineteen Thousand and no/100-----Dollars (\$ 19,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of February, 1983, and continuing on the 15th day of each month thereafter until the principal and interest are fully paid;

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 of lot of land with buildings and improvements thereon lying and being on the northwesterly side of Whitewater Court, near the City of Greenville, South Carolina being the major portion of Lot No. 232 and a small triangular portion of Lot No. 233 on a plat entitled "Map 2, Section One, Sugar Creek" as recorded in the RMC Office in Greenville County, South Carolina in Plat Book 4R at page 85 and being more particularly shown and designated on a plat entitled "Revised Flat Lots 232 & 233, Sugar Creek" as recorded in the RMC Office in Plat Book 5 U, at page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Whitewater Court, said pin being the joint front corner of Lots 232 and 233 and running thence along the common line of said lots, N. 46-14 W. 146.14 feet to an iron pin, joint rear corner of Lots No. 232 and 233; thence N. 53-36-17 E. 11 feet to an iron pin; thence N. 28-36-20 E. 66.02 feet to an iron pin, joint rear corner of Lots 232, 234 and Tract B; thence along the common line of Lots 232 and Tract B., S. 72-30-42 E. 141.01 feet to an iron pin on the northerly side of Whitewater Court; thence along the northerly side of Whitewater Court, on a curve, the chord of which is S. 24-56-23 W. 51.53 feet to an iron pin; thence along the northerly side of Whitewater Court on a curve, the chord of which is S. 16-34-56 W. 38.53 feet to an iron pin; thence along the northerly side of Whitewater Court, on a curve, the cord of which

Together with all and singular the rights, members, hereditaments and appurtenances to said premises (cont.) 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 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 hereinbefore, 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.