

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED
GREENVILLE S.C.

BOOK 1598 PAGE 860

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 22nd day of March, 19 83
among HERMAN E. DABNEY, JR. and JOAN T. DABNEY (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 Dollars (\$ 10,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 25th day of April, 19 83 and continuing on the 25th 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 Greenville County, South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, Town of Simpsonville, being shown and designated as Lot 80, corner of Windsor Street and Wemberly Drive as shown on plat of Wemberly Way Subdivision, Section II, dated June 17, 1974 prepared by Campbell and Clarkson Surveyors, Inc., recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-C at page 39 and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the northerly side of Windsor Street and running thence with the common line of Lots 80 and 81, N. 14-44 E. 166.9 feet to an iron pin; thence turning and running with the rear line of Lot 80 N. 75-34 W. 123.1 feet to an iron pin on Wemberly Drive; thence turning and running with said Wemberly Drive S. 12-33 W. 142.4 feet to an iron pin; thence with a curve in the road S. 31-18 E. 39.7 feet to an iron pin on Windsor Street; thence with said Windsor Street S 77-33 E. 89.0 feet to an iron pin, being the point of beginning.

This being the same property conveyed to mortgagors herein by deed of TRI-CO INVESTMENTS, INC. dated November 14, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1115 at Page 617 on November 14, 1979.

This mortgage being second and junior in lien to that mortgage given to Heritage Federal Savings and Loan Association in the original amount of \$49,950.00 dated November 14, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1488 Page 201 on November 14, 1979.

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including buy 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 heater (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 all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described lien or by any prior mortgage(s) 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 and sewer charges, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.

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