

Charlotte, NC 28283 GREENVILLE S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

30-1503 PAGE 700

APR 26 10 36 AM '83
DONNIE B. LINDSLEY

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 25th day of April, 19 83, among Richard J. Herdklotz and Sharon B. Herdklotz (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 Fifteen Thousand and No/100 Dollars (\$ 15,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 25th day of May, 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 Greenville County, South Carolina, being shown and designated as Lot 7 on a plat of WADE HAMPTON GARDENS, Section III, recorded in the RMC Office for Greenville County in Plat Book YY, at Page 179, and having, according to a more recent survey by John R. Long, dated April 28, 1979, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Leyswood Drive, joint front corner of Lots 7 and 8, and running thence with said Drive, N. 21-6-0 W. 105 feet to an iron pin, joint corner of Lots 6 and 7; thence with the common line of said lots, N. 71-43-60 E. 154.00 feet to an iron pin in or near a creek; thence with the creek as the line, the traverse of which is S. 33-9-8 E. 102.24 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the common line of said lots, S. 69-45-0 W. 175.18 feet to an iron pin on the eastern side of Leyswood Drive, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Howard W. Rowland and Denise H. Rowland dated May 2, 1979 and recorded in the RMC for Greenville County on May 3, 1979 in Deed Volume 1101 at Page 745.

This mortgage is second and junior in lien to that mortgage given in favor of Fidelity Federal Savings and Loan Association (now American Federal) in the original amount of \$36,914.19 recorded in the RMC for Greenville County in Mortgage Book 1465 at Page 266 on May 3, 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.