

COUNTY OF GREENVILLE AUG 1 4 12 PM '83

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 29th day of July, 19 83, among Robert E. and Angela E. Poole (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 Twenty Thousand and Dollars (\$ 20,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of September, 19 83 and continuing on the 1st 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 piece, parcel of lot of land, with all buildings and improvements, situate, lying and being on the western side of Anders Avenue, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 29 on MAP NO. 5, SECTION V., of KNOLLWOOD HEIGHTS, made by C.O. Riddle, Surveyor, dated October 12th, 1973, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-R, Page 92, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Anders Avenue at the joint front corners of Lots Nos. 29 and 30 of Section V, and running thence with the common line of said lots, S. 85-22-00 W., 199.11 feet to an iron pin; thence N. 4-38-00 W., 101 feet to an iron pin at the joint rear corners of Lots Nos. 28 and 29; thence N. 85-22-00 E., 200 feet to an iron pin on Anders Avenue; thence with the western side of Anders Avenue, S. 4-38-00 E., 62 feet to an iron pin; thence continuing with the western side of Anders Avenue, S. 3-19-48 E., 39.01 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Michael J. Kill and Georgia W. Kill of even date to be recorded herewith.

This mortgage is junior to the lien of the mortgage given by Michael J. Kill and Georgia W. Kill to The Prudential Insurance Company of America in the original amount of \$53,000.00 recorded in Mortgage Book 1491 on Page 586 on December 19, 1979.

RECORDED IN GREENVILLE COUNTY, SOUTH CAROLINA
MORTGAGE BOOK 1618 PAGE 873
AUG 1 1983

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:

- 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.
- 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.

400 3 51531A01

0 8 7 0

4328 W-21