

COUNTY OF GREENVILLE

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 18th day of August 1983  
among Mary C. Werner, Walter James Werner, Robert Paul Werner and Kathleen Ann Epps, now  
Kathleen Knott (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 Twelve Thousand  
Dollars (\$ 12,000.00 ), with interest thereon, providing for monthly installments of principal and interest  
beginning on the 15th day of September 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 Greenville County,  
South Carolina:

ALL that certain piece, parcel or lot of land situate on the southern  
side of the Old Spartanburg Road in Butler Township, Greenville County,  
State of South Carolina, being shown and designated as Lot 9 on a plat  
of Spring Forest recorded in Plat Book XX at Page 126 and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of the Old Spartanburg  
Road at the joint front corner of Lots 8 and 9 and running thence  
with the line of Lot 8, S. 26 W. 179 feet to a pin; thence N. 70-13 W.  
102 feet to pin; thence with the line of a drainage easement and the  
line of Lot 10, N. 26-37 E. 179.7 feet to a pin on Old Spartanburg Road;  
thence with the southern side of said Road, S. 69-57 E. 100 feet to the  
point of beginning.

This property was conveyed to Henry J. Werner and Mary C. Werner by deed  
of Margaret B. Trammell dated February 19, 1968 and recorded in the REC  
Office for Greenville County, South Carolina on February 19, 1967 in Deed  
Volume 838 at Page 142. Henry Joseph Werner died intestate on January 10,  
1978 as will appear in Apartment 1503, File 12, of the records of the  
Probate Court for Greenville County, South Carolina leaving as his heirs  
at law Mary C. Werner, Walter James Werner, Kathleen Ann Epps, and Robert  
Paul Werner.

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 appurte-  
nances 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, fees or impositions, for which property in this state is liable, and will promptly  
deliver the official receipts thereof to the Mortgagee upon demand. In default thereof, the Mortgagee may pay the  
same and add the amount of such payments 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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