

COUNTY OF GREENVILLE) MORTGAGE OF REAL PROPERTY

Aug 21 11 45 AM '83
THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 19th day of August 19 83
among Donald L. Stokes and Frances R. Stokes (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 Sixteen Thousand Dollars (\$ 16,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 25th day of September 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 County and State aforesaid, being shown and designated as 11 Red Oak Drive, on a plat of "Property of Larry Herman Manus" prepared by Carolina Surveying Co., dated August 7, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-U, at Page 136, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Red Oak Drive 466.6 feet east of Mitchell Road and running thence, N. 13-36 W., 232 feet to an iron pin; thence N. 77-13 E., 49.3 feet to an iron pin; thence S. 35-00 E. 245.9 feet to an iron pin on Red Oak Drive; thence S. 76-24 W., 131.4 feet along Red Oak Drive to the point of beginning.

This mortgage is second and junior in lien to that certain mortgage to First Federal Savings and Loan Association dated October 7, 1976 and recorded in REM Book 1379, at Page 847 in the RMC Office for Greenville County, S.C. in the original sum of \$20,900.00.

This being the identical property conveyed to the mortgagor, Frances R. Stokes by deed dated May 14, 1979, and recorded in Deed Book 1102, at Page 426 and also by deed dated July 29, 1982, recorded in Deed Book 1171, at Page 541 in the RMC Office for Greenville County, S.C.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises 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 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 notes secured by liens 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 provision has not been made hereunder, 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