

GREENVILLE
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
DUNN R.M.C.

GREENVILLE
S.C.

1632-328

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 21st day of October 19 83
among Keith L. Moore Jr. and Cheryl M. Moore (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 Eleven thousand and no/100 Dollars (\$ 11,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 25th day of November 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as the "Property of Keith L. Moore, Jr. and Cheryl M. Moore" as shown on the plat prepared by Piedmont Engineers and Architects dated February 14, 1974, containing 3.50 acres and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Jug Factory Road which pin is 688.5 feet from the intersection of Jug Factory Road and Gap Creek Road; running thence N. 40-25 W. 234 feet to an iron pin; running thence N. 37-41 E. 111 feet to an iron pin; running thence N. 41-38 W. 205.37 feet to an iron pin to the corner of property owned by Bryant; running thence down the Bryant line N. 47-24 E. 375.65 feet to a point in the center of Jug Factory Road; running thence down the center of Jug Factory Road, S. 22-16 E. 423.5 feet to a point in the intersection of Ponder Road, Becky Gibson Road and Jug Factory Road; running thence down the center of Jug Factory Road, S. 37-25 W. 282.09 feet to a point, then continuing S. 39-10 W. 29 feet to the point of beginning.

The within property is the identical property conveyed to Keith L. Moore, Jr. and Cheryl M. Moore, by deed of Stubblefield Builders, Inc., dated February 28, 1974, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 994, at Page 471.

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 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 hereinafter, 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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