

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 19th day of December, 1983, among Robert William Holcombe (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, One Hundred and No/100 Dollars (\$15,100.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of February, 1984 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 in Greenville County, South Carolina:

ALL that tract of land in the county of Greenville, State of South Carolina, containing 3.5 acres more or less on the northwest side of S. C. Highway No. 414, as shown on survey made by Carolina Engineering & Surveying Company April 18, 1967, for Robert W. Holcombe, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of S. C. Highway No. 414, corner of property of Stone; thence with the northwest side of said Highway S. 55-43 W. 280 feet to an iron pin corner of property of the grantor; thence with a new line through grantor's property N. 29-24 W. 674.4 feet to an iron pin corner of Johnson property; thence with the line of said property N. 89-40 E. 256 feet to an iron pin corner of Stone property; thence with the line of said property S. 36-20 E. 475 feet to an iron pin; thence continuing with the Stone property S. 27-0 E. 54.7 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Ruth Irene Holcombe which deed was recorded in the R/C for Greenville County in Deed Book 818 at Page 161 on April 21, 1967.

This mortgage is second and junior in lien to that mortgage given in favor of Farmers Home Administration which mortgage was recorded in the R/C for Greenville County in Mortgage Book 1059 at Page 579 on June 7, 1967 in the original amount of \$9,000.00.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
STAMP TAX \$ 0 6 0 4

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 herebefore, 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 debt secured by this Mortgage, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.

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