

FIRST UNION MORTGAGE CORPORATION CONS-14 CHARLOTTE, NORTH CAROLINA 28288
STATE OF SOUTH CAROLINA)

1653 750

COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 23rd day of March, 1984, among John B. McCaskill and Leveda G. McCaskill (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 Thirty-Five Thousand Dollars (\$ 35,000.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of May, 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 certain piece, parcel or tract of land situate, lying and being in Paris Mountain Township on the eastern side of S.C.Hwy. 104 (Hunt's Bridge Rd.) containing 7.33 acres, more or less, as shown on plat of Property of James A. Brown recorded in the R.M.C. Office for Greenville County in Plat Book PP, Page 104, and described as follows:

BEGINNING at an iron pin on the eastern side of S. C. Hwy. 104 at corner of T.T.Farr Estate and running thence with said highway S. 6-56 E. 325 feet to an iron pin at corner of property of Eunice Greene Farr; thence with her line N. 82-04 E. 249.5 feet to an iron pin; thence still with her line N. 65-19 E. 800.5 feet to an iron pin in line of property of W.C. Farr Estate; thence with that line N. 8-55 W. 250 feet to an iron pin in line of T.T. Farr Estate; thence along that line S. 73-20 W. 1,018.9 feet to the beginning corner, being the same property conveyed to James Brown in Deed Book 599, Page 70.

ALSO; All that piece, parcel or lot of land adjoining the above, and being the western tip of Lot 25 of Indian Hills, as shown on plat recorded in Plat Book QQ, Page 11, and having the following metes and bounds, to-wit:

BEGINNING at a point on Hiwassee Drive at joint corner of property formerly of J. Frank Williams and James A. Brown, and running thence N. 81-40 E. 17.52 feet to a point in line of Lot 25; thence with the line of said lot S. 65-06 W. 14.1 feet to Hiwassee Drive; thence with Hiwassee Drive N. 54-10 W. 60 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by W. Daniel Yarborough, Jr., Master in Equity, by deed dated and recorded on March 26, 1984, in the R. M. C. Office for Greenville County in Deed Book 1208, Page 914.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGEE'S TAX STAMP
\$ 14.00

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 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.