

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 23rd day of July, 19 84,
among Michael Bruce and Mary Margaret Kayse (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 (\$ 16,500.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of September, 19 84 and continuing on the 1st day of each month thereafter until the principal and interest are fully paid;

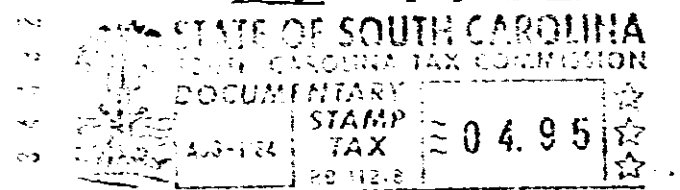
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot No. 45 on a plat of Holly Springs, Section I recorded in the RMC Office for Greenville County in Plat Book 4N, Page 6 and also shown on a plat entitled Property of Michael D. Underwood and Deborah E. Underwood prepared by Freeland & Associates on March 16, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6N, at page 91, and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Brookbend Road, joint front corner of Lot No. 45 and an area reserved for future development, now Lot No. 46, Section II, Holly Springs and running thence S. 66-00 E. 222.65 feet to an iron pin near Gilder's Creek; thence with said creek as the line S. 51-20 W. 76.5 feet to an iron pin and S. 45-37 W. 52.8 feet to an iron pin, joint rear corner with an area reserved for recreation; thence N. 53-30 W. 174.25 feet to an iron pin on the eastern side of said Brookbend Road; thence with said Brookbend Road, N. 39-51 E. 5.0 feet to an iron pin; thence continuing with said Brookbend Road, N. 24-37 E. 75 feet to an iron pin, being the point of beginning.

This is the same property conveyed to Mortgagor by deed of First Union Mortgage Corporation dated July 23, 1984 and recorded July 30, 1984 in the RMC Office for Greenville County in Deed Book 1218 at page 390.



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:

- 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.
- 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.