

STATE OF SOUTH CAROLINA)

1078 534

COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

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

THIS MORTGAGE made this 6th day of August 1984, among Hubert O. Webb and Patricia F. Webb (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 Seven Dollars (\$ 11,700.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of September, 1984 and continuing on the 15th day of each month thereafter until the principal and interest are fully paid:

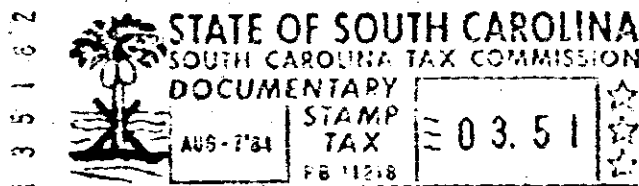
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

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 situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 66, as shown on a plat of the Subdivision of Victor-Monaghan Subdivision No. 1, recorded in the RMC Office for Greenville County in Plat Book M., at Page 39, reference to which plat is hereby craved for a metes and bounds description.

This is the same property conveyed to Linda G. Webb and Hubert O. Webb by Dewey M. Hamby by deed dated August 28, 1968, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 851, at Page 172, with Linda G. Webb, subsequently, conveying all of her interest in said property to Hubert O. Webb by her deed dated April 6, 1978, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1076, at Page 990; and subsequent thereto, on the 30th day of June, 1984, Hubert O. Webb conveyed an undivided one-half (1/2) interest in said property to Patricia F. Webb, by deed recorded in Deed Book 1218, at Page 898.

The lien of this mortgage is junior and inferior in rank to that first mortgage given to Cameron-Brown Company on August 28, 1968, as recorded in the RMC Office for Greenville County, S.C., in REM Book 1101, at Page 377, which mortgage is in the original amount of \$ 11,488.00.



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.

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