

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

THIS MORTGAGE made this 14<sup>th</sup> day of October, 19 84,  
among James A. Dowell and Sharon J. Dowell (hereinafter referred to as Mortgagor) and FIRST  
UNION MORTGAGE CORPORATION, a North Carolina corporation (hereinafter referred to as Mortgagee):

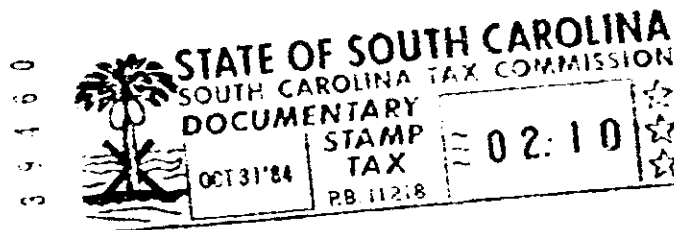
WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has  
executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Seven Thousand and  
Dollars (\$ 7,000.00), with interest thereon, providing for monthly installments of principal and interest  
beginning on the 1st day of December, 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 situate, lying and being on the  
northern side of East Lee Road in Chick Springs Township, Greenville  
County, South Carolina, being shown on a plat entitled PROPERTY OF  
MICHAEL F. GOODLING AND ELIZABETH GOODLING, prepared by Freeland and  
Associates, dated September 28, 1979, recorded in the R.M.C. Office  
for Greenville County, South Carolina in Plat Book 7-R, at Page 16, re-  
ference to which plat is hereby craved for a metes and bounds descrip-  
tion thereof.

This being the same property conveyed to the Mortgagors herein by deed  
of Michael F. Goodling and Elizabeth Goodling of even date to be recorded  
herewith in the R.M.C. Office for Greenville County.



Together with all and singular the rights, members, hereditaments and appurtenances to said premises belong-  
ing 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.