

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 37 Villa Rd
 Greenville, SC 29615
 BOOK 74 PAGE 1728
 BOOK 1547 PAGE 349
 MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 14th day of July, 1981, at GREENVILLE, SOUTH CAROLINA, among James R. Cooley the same as James R. Colley (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 Two Thousand Five Hundred and No/100 (\$ 2,500.00), the final payment of which is due on August 15, 1986, together with interest thereon as

This mortgage is second and junior in lien to that mortgage given in favor of Cameron Brown Company in the original amount of \$13,400.00 recorded in the REC Office for Greenville County, South Carolina, on December 3, 1969 in Mortgages Book 1143 at Page 141.

PAID AND FULLY SATISFIED
 FIRST UNION MORTGAGE CORPORATION
 BY: *[Signature]*
 Vice President
 WITNESS: *[Signature]*
 AUG 13 1981

STATE OF SOUTH CAROLINA
 DOCUMENTARY STAMP TAX
 01.00

FILED
 GREENVILLE
 AUG 13 1 04 PM '81
 4032
Riley & Riley

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, 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 heaters (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 any other Note obligations of mortgagor which are secured by Liens which have priority over the Note obligation herewith secured in the amounts, in the manner and at the place 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 rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.

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