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FIRST UNION MORTGAGE CORP., CHARLOTTE, N. C. 28288
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1565 PAGE 515
MORTGAGE OF REAL PROPERTY
BOOK 79 PAGE 763

THIS MORTGAGE made this 9th day of MARCH, 1982,
among George M. Barrett and Betty S. Barnett (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 Fifteen Thousand Two Hundred & No/100 (\$ 15,200.00), the final payment of which is due on March 15, 1992, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

fixtures, or appurtenances thereon, including but not limited to, the plumbing, heating, 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 Mortgagee 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 Mortgagee will warrant and defend title to the premises against the lawful claims of all persons who assert an interest therein.

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 Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its terms, which are incorporated herein by reference.

2. **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 mortgagee 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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