

First Union, Charlotte, NC  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

28288 FILED  
MAY 10 10 37 AM '82  
S.C.

BOOK 1569 PAGE 356  
MORTGAGE OF REAL PROPERTY  
BOOK 80 PAGE 102

826611

THIS MORTGAGE made this 27th day of April, 1982,  
among Alexander H. Alperin & Rhonda L. Alperin  
(hereinafter referred to as Mortgagor) and FIRST  
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

W. NESSETH 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  
Ten Thousand, Three Hundred and No/100 (\$ 10,300.00--), the final payment of which  
is due on May 15, 1992, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

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  
articles, whether in single units or centrally controlled, used together with any screens, window shades, storm  
power, refrigeration, ventilation or other services, and also together with any doors, 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:

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 the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgage's Note according to the 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 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.

10-3 MY4-82 017

4.00CD

PAID AND FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION  
WITNESS: Cathy White  
2.5-01

