

FIRST UNION MORTGAGE CORPORATION, CHARLOTTE, N. C. 28288
STATE OF SOUTH CAROLINA)

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BOOK 1538 PAGE 194

COUNTY OF Greenville) GADDDY & DAVENPORT
Janie L. Reeves
19 Rosemary Lane
Greenville, S.C. 29615
GREENVILLE, S.C. 29603

MORTGAGE OF REAL PROPERTY
DEC 7 4 11 PM '82
BOOK 81 PAGE 1411
DONNE & WINKERSLEY
day of December, 19 82

THIS MORTGAGE made this 6th day of December, 19 82, among Janie L. Reeves (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 Eighteen Thousand Five Hundred & No/100----- Dollars (\$18,500.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of January, 19 83, 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 111.7 feet to an iron pin; thence S 16-08 W, 150 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to Donald DelleDonne and Janie R. DelleDonne by deed of George A. Batman recorded in the R.M.C. Office for Greenville County in Deed Book 1064 at Page 721 on September 13, 1977.

15 AUG 3 1983 * Mail to - Gaddy & Davenport P.O. Box 10267, Greenville, SC 29603

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 blinds, doors and windows, screen doors, awnings, stoves and water heaters (all of which are 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 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 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 hereinbefore, 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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FIRST UNION MORTGAGE CORPORATION
GREENVILLE, S.C.
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