

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S. C.
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826018 BOOK 1497 139
MORTGAGE OF REAL PROPERTY

BOOK 81 PAGE 1382

THIS MORTGAGE made this 03/27th day of February, 1980, among G. Edward Brown and Sally S. Brown (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 Nine thousand five hundred and 00/100 (\$ 9,500.00), the final payment of which is due on March 15 19 90, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

Inc. dated April 30, 1974 and recorded in the RMC Office for Greenville County in Mortgage Book 998 at page 100.

This is a second mortgage, junior in lien to that certain mortgage given by G. Edward Brown and Sally S. Brown to Fidelity Federal Savings and Loan Association on April 23, 1974 and being recorded in the RMC Office for Greenville County in Mortgage Book 1398 at page 784.

The mortgagee's address is: Charlotte, N. C. 28288
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, and articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, 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 may claim 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 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.

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.

REC'D
AUG 27 1980
FIRST UNION MORTGAGE CORPORATION
WITNESS

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