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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA FEB 16 10 56 AM '81
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C.

826247 BOOK 1532 PAGE 601

MORTGAGE OF REAL PROPERTY
BOOK 82 PAGE 778

THIS MORTGAGE made this 11 day of February, 1981
among John E. Alms & Paula C Alms, a/k/a Paula K. Alms (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 Thirteen Thousand Two Hundred & 00/100 (\$13,200.00), the final payment of which is due on March 15, 1991, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

thence with the curvature of the intersection of Clearview Avenue and Patton Drive, S 60-45 E 34.4 feet to an iron pin on the West side of Patton Drive; thence with the edge of Patton Drive, S 15-45 E 75 feet to the point beginning.

Being the property conveyed to the mortgagors by deed of Jerry L. George et al. dated April 15, 1976 and recorded in Deed Book 1034 at Page 749.
V.
MORTGAGEE'S ADDRESS: Suite 400, Piedmont East, 37 Villa Rd., Greenville, S.C. 29615 (803) 232-8729

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or pertaining. 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 shades, storm doors and windows, screen doors, awnings, stairs 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.

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 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 shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

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Vice President

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