

Charlotte, NC 28288

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA ) MAY 26 12 54 PM '82  
COUNTY OF GREENVILLE ) DONN... BERSLEY

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 26th day of May, 1982, among Stephen M. Reynolds & Cheryl F. Reynolds (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 Eleven Thousand Seven Hundred and No/100 (\$ 11,700.00---), the final payment of which is due on June 15 19 92, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference: an iron pin on forest lane; linkage along forest lane N. 55-26 W. 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Edward P. Holder, Jr. and David B. Mann recorded in the REC Office for Greenville County in Deed Volume 1116 at Page 730 on December 3, 1979.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings & Loan Association recorded in the REC Office for Greenville County in Mortgage Volume 1490 at Page 143 on December 3, 1979 in the original amount of \$88,000.00.

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, systems, or articles, whether in single units or centrally controlled, used to supply heat, gas, pipe and plumbing, water, hot air, 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 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: Vice President

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 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 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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REC'D  
GREENVILLE  
RILEY, RILEY, SAVIS & STEWARD  
14817  
PAID FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION  
10/31/82