

17 Villa Rd., Suite 400, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

826276c BOOK 1537 PAGE 392

MORTGAGE OF REAL PROPERTY  
BOOK 83 PAGE 548

REC 6 3 44 PM '81  
JOHNIE S. HENKERSLEY  
R.M.C.

THIS MORTGAGE made this 2nd day of April, 19 81,  
among James G. Bell & Betty K. Bell (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  
Twelve Thousand and No/100----- (\$ 12,000.00 ), the final payment of which  
is due on April 15 19 91, 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  
easterly side of Garrett Street; thence with said street, S. 9-00 W.  
100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of  
Charles F. and Shirley K. Kemmett January 27, 1971, recorded February 1,  
1971 in Deed Volume 907 at page 566. This mortgage is second and junior  
to that Mortgage given to Cameron Brown Company in the original amount of  
\$14,050.00 recorded June 19, 1968 in Mortgage Book 1095 at page 435.

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BY: *[Signature]*  
Vice President  
FIRST UNION MORTGAGE CORPORATION

Together with all and singular the rights, members, hereditaments and appurtenances thereto 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 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:

- 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.
- 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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