

STATE OF SOUTH CAROLINA 28288  
COUNTY OF GREENVILLE )

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GREENVILLE CO. S. C. 83 PAGE 1117 BOOK 1601 PAGE 417  
APR 8 2 09 PM '83  
DONNIE S. LINDSEY

MORTGAGE OF REAL PROPERTY

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 7th day of April 19 83

among Daniel R. Nix and Mary Ann Nix (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 Mortgagee has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Twenty-One Thousand and Dollars (\$ 21,000.00 ), with interest thereon, providing for monthly installments of principal and interest beginning on the 15th day of May 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, Mortgagee has agreed to accept as security for the same the premises described in Deed Book 1054 at Page 406, South Carolina, on April 11, 1977 in Deed Volume 1054 at Page 406.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings and Loan Association recorded in the R.E. Office for Greenville County, South Carolina on June 17, 1977 in Mortgage Volume 1401 at Page 414 in the original amount of \$22,200.00.

*Bogener*

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA DEPARTMENT OF REVENUE  
DOCUMENTARY SALES TAX  
08.40

JAN 19 1984

PAID AND FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION  
BY: *R.E. Phillips*  
Vice President  
WITNESS: *Donnie S. Lindsey*

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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, including buy 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 heater (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 thereto 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 and all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described lien or by any prior mortgage(s) 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.
- TAXES. Mortgagor will pay all taxes, assessments, water and sewer charges, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.