

FIRST UNION MORTGAGE CORPORATION (CONS-14, CHARLOTTE, N. C. 28288)
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

223007540
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MORTGAGE OF REAL PROPERTY
BOOK 87 PAGE 31

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE R.M.C.

THIS MORTGAGE made this 1st day of December 19 83 among Stevon D. & Karen Hall Christopher (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 Fifteen Thousand Dollars (\$ 15,400.00), with interest thereon, providing for monthly installments of principal and interest beginning on the 1st day of January 19 84 and continuing on the 1st day of each month thereafter until the principal and interest are fully paid;

LESS THAT certain piece, parcel or lot of land containing 0.097 acres, more or less, conveyed to Roger Odell Hall as shown in a certain deed from Mortgagors herein to Roger Odell Hall dated April 7, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1165 at Page 511.

This is the same property conveyed to the mortgagors herein by deed of Ronald Wallace Hall, dated May 2, 1979 and recorded June 1, 1979 in Deed Volume 1103 at Page 771.

THIS mortgage is second and junior in lien to that mortgage granted to Fidelity Federal Savings & Loan Association (now known as American Federal Bank, F.S.B.) recorded in No. 10376 FIRST UNION MORTGAGE CORPORATION.

BY: RALEY E. RICHARDSON
WITNESS: *[Signature]*
Together with all and singular the rights, interests, 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, 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 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:

1. 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.

2. 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.

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