

37 Villa Rd., Greenville, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.

825554

BOOK 1437 PAGE 725

MORTGAGE OF REAL PROPERTY
(VOL 00 PAGE 819)

APR 10 1 52 PM '78
DORRIS S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 1st day of July, 19 78,
among Dennis E. Wedeking (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 Nine Thousand, Two Hundred and No/100 (\$9,200.00), the final payment of which is due on July 15 19 88, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

at Page 522.

APR 20 1978

APR 20 1978

FIRST UNION MORTGAGE CORPORATION
APR 10 1978

30548

ADAM FISHER, JR.
ATTORNEY AT LAW

BY: Dennis E. Wedeking
Vice President

WITNESS: Dennis E. Wedeking
Dennis E. Wedeking
R.M.C.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX COMMISSION
JUL 17 1978
STAMP TAX
\$ 03.68
FEB. 11. 1978

FILED
GREENVILLE CO. S. C.
1-0001
GCTO
JUL 10 1978
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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 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 Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagee 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 Mortgagee 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 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 Mortgagee 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.

FUMC 120 SC 12-76

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