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STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Oct 6 3 25 PM '81
DONNIE S. TAMMERSLEY
R.M.C.

826453
BOOK 1554 PAGE 639
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of October 19 81
among PERRY JACKSON MCCARTER & MARY ELIZABETH MCCARTER
UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagee 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 Nineteen Thousand Nine Hundred & No/100 (\$19,900.00), the final payment of which is due on October 15, 19 91, together with interest thereon as

running thence with eastern side of said Drive, the following courses and distances, to wit: N. 11-49 E. 50 feet; N. 0-44 E. 70 feet; N. 5-44 W. 13.9 feet to iron pin, the point of beginning.

LEDS, HOWEVER, certain property conveyed to South Carolina Highway Department for the widening of East North Street. This mortgage is junior lien to one to Family Federal Savings & Loan recorded Sept. 23, 1977, Book 1410, pg. 733.

This being the same property conveyed to the Mortgagors herein by deed of Henry D. & Cheryl K. Jowers recorded December 22, 1978, Deed Book 1094, pg. 260

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 Mortgagee if any, and Mortgagee will warrant and defend title to the premises against the lawful claims of all persons who may claim.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

- NOTE PAYMENTS. Mortgagee shall make timely payments of principal and interest on the above mentioned Note and any other Note obligations of mortgagee which are secured by Liens which have priority over the Note obligation herewith secured 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. Mortgagee 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.

PUBLIC 123 SC REG 10179

GRANT FILED
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