

37 Villa Road, Suite 400
Greenville, SC 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
AUG 16 2 38 PM '81
JOHNIE S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 5th day of August, 19 81,
among Charles R. and Rosita S. Davis (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
Fourteen Thousand Two Hundred & No/100 (\$ 14,200.00), the final payment of which
is due on August 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
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
fixtures, or appurtenances, or articles, whether in single units or centrally controlled, used together with air conditioning, water, light,
power, refrigeration, ventilation or other services, and also together with awnings, window shades, storm
doors and windows, screen doors, awnings, stoves and water heaters 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 herein set forth and the 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 as herein set forth, if any, and that Mortgagee
will warrant and defend title to the premises against the lawful claims of all persons who may claim an interest therein.

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 Note and any other Note obligations of mortgagor which are secured by liens which have priority over the Note obligation hereon 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.
2. **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 mortgagor shall 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.

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