

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

First Union Mortgage Corporation
Charlotte, North Carolina 28288
S.C.

MORTGAGE OF REAL PROPERTY

1525
101
BOOK 77 PAGE 1071

THIS MORTGAGE made this 3rd day of March, 1982

among Eugene K. Bowers and Carol J. Bowers (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 Eleven Thousand, Four Hundred and No/100 11,400.00, the final payment of which is due on March 15, 1992, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference:

on the western side of Cane Creek Court at the joint front corner of said Lots; thence along said Court, S 20-00 W 100.8 feet to an iron pin at the intersection of said Court and Gray Fox Square; thence S 62-13 W 37 feet to an iron pin on the northern side of Gray Fox Square, thence N 82-41 W 70.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Threatt Enterprises, Inc., which deed was recorded in the Office of the REC for Greenville County in Deed Book 1086 at Page 659 on September 1, 1978. (con't on back)

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 and that the premises are free and clear of all encumbrances except for a prior Mortgage, which 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:

- NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its terms, which are incorporated herein by reference.
- TAXES. Mortgagor 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 mortgagee 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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RETURN SATISFACTION TO:
WILKINS & WILKINS, ATTYS.

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