

37 Villa Rd., Suite 400, Greenville, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED

GREENVILLE CO. S.C.

826399c BOOK 1549 PAGE 149
MORTGAGE OF REAL PROPERTY

BOOK 19

8

THIS MORTGAGE made this 29 Aug 5 3 31 PM '81 July, 19 81

among Mary Sue Thackston (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 and NO/100 (\$ 15,000.00), 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 ARTICLES, WHETHER IN SINGLE UNITS OR OTHERWISE, USED IN SUPPLYING HEAT, GAS, AIR CONDITIONING, ELECTRICITY, 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 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 15000.00 mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage is secured by the 15000.00 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 Mortgage 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.

FORM 120 SC 12-75

PAID AND FULLY SATISFIED
FIRST UNION MORTGAGE CORPORATION
WITNESS: Mary Sue Thackston
Mary Sue Thackston

15000.00

3000

4325 RV 21