

CONS-14, Charlotte, NC 28288
STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

23001504
FILED
GREENVILLE CO. S. C.

BOOK 1604 PAGE 279

MORTGAGE OF REAL PROPERTY
BOOK 87 PAGE 512

THE NOTE SECURED BY THIS MORTGAGE CONTAINS PROVISIONS FOR AN ADJUSTABLE INTEREST RATE

THIS MORTGAGE made this 23rd day of April, 19 83
among Thomas F. Hawkins & Prudence R. Hawkins (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 Dollars (\$ 9,000.00), with interest thereon, providing for monthly installments of principal and interest

with other property of the same county and plat as "Givens Estate"); thence with line of other property of now or formerly Givens S. 35-40 W. 205.42 feet to an iron pin on dirt drive, across which lies other property of now or formerly Givens; thence with dirt drive N. 52-43 W. 337.0 feet to an iron pin in southeast edge of Knight Street; thence with southeast edge of Knight Street N. 34-59 E. 81.21 feet to an iron pin, the beginning point. This being the same property conveyed to the Mortgagors herein by deed of Nannie J. Givens dated July 21, 1979, recorded in the R.C. Office for Greenville County July 24, 1979 in Deed Volume 1107 at page 543.

This mortgage is second and junior in lien to that mortgage given to Nannie J. Givens in the original amount of \$13,750.00 recorded in the R.C. Office for Greenville County, S.C. on July 24, 1979 in Mortgage Book 1474 at page 558.

FIRST UNION MORTGAGE CORPORATION
9/27/84

BY: Ralph E. Richardson
RALPH E. RICHARDSON, VICE PRES

WITNESS: [Signature]

OCT 26 1984
Cancelled
Donnie B. [Signature]
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including buy 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 heater (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 above-mentioned Note and all payments required by any note(s) secured by lien(s) having priority over Mortgagee's within described lien or by any prior mortgage(s) in the amounts, in the manner and at the places set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.
2. TAXES. Mortgagor will pay all taxes, assessments, water and sewer charges, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts thereof to the Mortgagee upon demand; and in default thereof the Mortgagee may pay the same and add the amount of such payment(s) to the principal indebtedness due Mortgagee, and the same shall be repaid by Mortgagor with interest at the then prevailing note rate upon demand.