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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
CR: First Union S.C. 28288
Charlotte, N.C.
OCT 25 2 24 PM '81
JOHN TANKERSLEY
N.C.

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BOOK 1556 PAGE 539
MORTGAGE OF REAL PROPERTY
BOOK 78 PAGE 647

THIS MORTGAGE made this 28th day of October, 1981, among Harold F. Crumley and Myra D. Crumley (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 **Ten Thousand and No/100** (\$ **10,000.00**), the final payment of which is due on November 15, 1991, together with interest thereon as

provided in said Note, the complete provisions whereof are incorporated herein by reference. feet to an iron pin on the Ross line; thence with the said line, S. 19-20 E. 335 feet to a nail and cap in the center of Highway No. 156 (iron pin back on line at 2 1/4 feet); thence with the center of the highway No. 156 N. 62-00 W. 100 feet to a bond; thence N. 77-00 W. 100 feet to a bond; thence S. 80-10 W. 196 feet to the beginning corner, containing One and Nine Tenths (1.9) acres, more or less.

This is the same property conveyed to the mortgagors herein by deed of M. M. Crumley which deed is recorded in Deed Volume 810 at Page 72 dated November 28, 1966 and recorded December 1, 1966.

This mortgage is second and junior in lien to that mortgage given in favor of Travelers Rest Federal Savings & Loan Association (now Poinsett Federal Savings

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 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 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 above mentioned Note and any other Note obligations of mortgagor 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.

2. 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 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.

FORM 1205C REV 10/79

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JOHN TANKERSLEY
N.C.

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