

Ulla Rd., Kridle
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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GREENVILLE CO. S. C.

BOOK 1516 PAGE 29
BOOK 80 PAGE 1293
MORTGAGE OF REAL PROPERTY

JUN 2 11 01 AM '81
DONN WANKERSLEY

THIS MORTGAGE made this 26th day of June, 1981,
among Michael W. Murphy and Cherie E. Murphy (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 Thirteen Thousand Six Hundred and no/100s 13,600.00, the final payment of which is due on July 15, 1991, 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 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 warrants and defend title to the premises against the lawful claims of all persons whomsoever.

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MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: President
BY: [Signature]
WITNESS: [Signature]

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.

FUMC 120 SC REV 10/79

[Signature]
DONN WANKERSLEY

2.00CD