

37 Villa Road, Piedmont East, Suite 400  
Greenville, S. C. 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

826035  
BOOK 1493 PAGE 576  
MORTGAGE OF REAL PROPERTY  
BOOK 83 PAGE 138

THIS MORTGAGE made this 17th day of March, 19 80,  
among Sarah P. James (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  
TWENTY THOUSAND & NO/100 (\$ 20,000.00 ), the final payment of which  
is due on April 15, 19 90, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

this is the identical property conveyed to the Mortgagor herein by Deed of  
Botany Woods, Inc., dated September 13, 1961, recorded September 20, 1961,  
in the RMC Office for Greenville County in Deed Book 682 at Page 281.

This Mortgage is junior in lien to that certain Note and Mortgage heretofore  
executed unto General Mortgage Company recorded in Mortgage Book 883 at  
Page 113 in the original amount of \$500.00.

WILLIAM B. JESSE  
Attorney At Law  
FIRST UNION MORTGAGE CORPORATION  
Vice President  
WITNESS

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 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 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 mort-  
gagee 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.

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GREENVILLE CO. S.C.

