

37 Villa Rd., Greenville, SC
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S.

BOOK 1421 PAGE 175

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 29th day of December, 19 77,
among Thomas A. Wolf & Betty A. Wolf (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
Six Thousand, Four Hundred & No/100--- (\$ 6,400.00), the final payment of which
is due on January 15 19 85, 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
Greenville County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the
southwestern side of Third Day Street near the City of Greenville, County
of Greenville, State of South Carolina, being known and designated as
Lot 48 as shown on a plat of Canterbury Subdivision, Section I, prepared by
Heaner Engineering Co., Inc., dated March 22, 1972, and recorded in the
RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page
69, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southwestern side of Third day Street at the
joint front corner of Lots Nos. 47 and 48 and running thence with the line
of Lot No. 47, S. 37-17-06 W. 120 feet to an iron pin in the line of Lot
No. 38; thence with the lines of Lots Nos. 37 and 38, S. 34-29-39 E. 62.61
feet to an iron pin at the joint rear corner of Lots Nos. 48 and 49;
thence with the line of Lot No. 49, N. 53-43-42 E. 130.98 feet to an iron
pin on the southwestern side of Third Day Street; thence with the curve
of the southwestern side of Third Day Street, the chord of which is
N. 44-29-36 W. 97.55 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of
Fortis Enterprises, Inc., recorded in the RMC Office for Greenville County,
S.C. on February 2, 1973 in Deed Book 966 at Page 405.

THIS mortgage is second and junior in lien to that mortgage given to
First Federal Savings & Loan Association in the original amount of \$23,250.00
which mortgage is recorded in Mortgage Book 1265 at Page 624.

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 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 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.

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