

STATE OF SOUTH CAROLINA ) Mortgagors' address: 126 Kingsley Dr.  
COUNTY OF GREENVILLE ) GREENVILLE CO. S. C. Mauldin, SC 29662  
MORTGAGE OF REAL PROPERTY

FILED  
JUN 29 10 47 AM '79  
VCL 1471 PAGE 803  
THIS MORTGAGE made this 25th day of June, 1979,  
among Hugh Leon Ayres & Gail Brady Ayres (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 Eleven Thousand Nine Hundred & no/100 (\$ 11,900.00 ), the final payment of which is due on July 15, 19 89, 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, on the southerly side of the cul-de-sac of Kingsley Drive and being known and designated as Lot no. 23 on a plat of Knollwood Heights, Section IV, recorded in the RMC Office for Greenville County South Carolina, in plat book 4N at page 74, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at the edge of a cul-de-sac of Kingsley Drive at the joint front corner of Lots 22 and 23 and running thence along a line of lot 22, S. 60-21 E. 249.3 feet to a point; thence along a line of Sunset Heights, S. 68-10 W., 210 feet to a point; thence along line of lot 24, N. 21-09 W. 223.2 feet to a point; thence along a curve of the cul-de-sac of Kingsley Drive, the chord of which is S. 50-20 E., 10.7 feet and S. 88-30 E., 50.0 feet to the beginning corner.

For deed into mortgagors see deed from George O'Shields Builders, Inc., dated September 11, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1024 at page 181.

This mortgage is junior and subordinate to that certain mortgage given to First Federal Savings & Loan Association, dated September 11, 1975 and recorded in the RMC Office for Greenville County in Mortgage Book 1348, page 639 in the original sum of \$44,950.00.

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.