

FILED
GREENVILLE, S. C.

Real Estate Mortgage

DEC 17 10 36 AM '79

BOOK 1491 PAGE 403

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOB W. BANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 10th day of December, 19 79, by Tommy P. Dunn and Mary R. Dunn hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Eleven Thousand Nine Hundred Seventy and No/100 (\$ 11,970.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Eighty-Nine and 47/100----- (\$ 189.47) Dollars each, the first instalment being due January 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, with improvements thereon or hereafter constructed thereon, situate, lying and being on the south-eastern side of Fernande Drive near the City of Mauldin, in the County of Greenville, State of South Carolina and known and designated as Lot No. 31 of a subdivision known as Verdin Estates, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 35, and according to a revision of Map 2, Verdin Estates, dated January 11, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 48, has the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Fernande Drive at the joint front corner of Lots Nos. 30 and 31 and running thence with the joint line of said lots, S. 59-57 E., 151.6 feet to a point; thence S. 30-43 W., 33.3 feet to a point; thence S. 44-22 W., 27.67 feet; thence S. 30-03 W., 40 feet to a point at the joint rear corner of Lots Nos. 31 and 32; thence with the joint line of said lots, N. 59-57 W., 150 feet to a point on the southeastern side of Fernande Drive; thence with the southeastern side of said drive, N. 30-03 E., 40 feet to a point; thence N. 35-24 E., 60.26 feet to the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lifestyle Homes, Inc., dated December 14, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1117, at Page 417.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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