

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED

GREENVILLE CO. S. C.

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BOOK 1530 PAGE 873

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 16th day of January, 1981,
among Clay S. and Patricia O. Aldebol (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 SIXTEEN THOUSAND AND NO/100 (\$16,000.00), the final payment of which is due on February 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 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 situate, lying and being in the Town of Mauldin on the eastern side of Braddock Drive and being known and designated as Lot No. 40 on a plat entitled "Addition to Knollwood Heights" which is recorded in the RMC Office for Greenville County in Plat Book PPP at page 6 and also being known and designated as the property of Clay S. Aldebol and Patricia O. Aldebol on a plat made by Richard Wooten dated January 13, 1981, to be recorded herewith, reference being had to said plats for a more complete metes and bounds description.

The above-described property is the same acquired by the mortgagors by deed dated January 21, 1981 and recorded in the RMC Office for Greenville County on January 26, 1981 in Deed Book 1141 at page 476 and being from James A. Barrett and Mary E. Barrett.

This mortgage is a second mortgage and is junior in priority to that certain mortgage covering the above-described property and given by the mortgagors to Fidelity Federal Savings and Loan Association and being dated January 23, 1981 and recorded in the RMC Office for Greenville County on January 26, 1981 in REM Book 1530 at page 869.

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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