

37 Villa Road, Greenville, S.C. 825 452 BOOK 1422 PAGE 781
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 24th day of January, 19 78,
among Mary Nell B. Tripp (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, Two Hundred & No/100--- (\$ 6,200.00), the final payment of which
is due on February 15 19 88, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;
N. 35-38 W. 175 feet to an iron pin on the Eastern side of Oakwood Avenue;
thence with Oakwood Avenue, S. 54-22 W. 30.3 feet to an iron pin; thence
continuing with Oakwood Avenue, S. 29-20 W. 109.3 feet to the beginning
corner.

THIS being the same property conveyed to W. Raymond Tripp by deed of J.
P. Madlock, recorded in the RMC Office for Greenville, S.C. in Deed
Book 755 at Page 465 on August 17, 1964. Wesley Raymond Tripp died
testate October 13, 1976, and by his will filed in the Probate Court for
Greenville County, S.C. in Apt. 1441, File 24, the above property was
devised to his wife, Mary Nell B. Tripp, the mortgagor herein.
(continued on back page.)

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 Mortgagee
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:

- 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.
- 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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DONNIE S. TANKERSLEY

Donnie S. Tankersley
Vice President

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