

37 Villa Road, Greenville, SC 29615
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOOK 74 PAGE 442
BOOK 1487 PAGE 829
825914

FILED
GREENVILLE CO. S.C.
NOV 5 2 09 PM '79

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of November, 1979, among Charles Robert and Aileene K. Thompson (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 Three Thousand, Four Hundred and No/100--- (\$ 3,400.00----), the final payment of which is due on November 15, 19 84, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference to 18-34 E. 42.2 feet to an iron pin joint rear corner of lots Nos. 56 and 57; thence with the joint line of said lots, N. 64-26 E. 155 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Arthur L. Scrifres dated August 15, 1966 and recorded in the R.M.C. Office for Greenville County, South Carolina, on August 16, 1966 in Deed Book 804 at Page 203.

This mortgage is second and junior in lien to that mortgage given by James A. Arnold and Ruby M. Arnold to Cameron-Brown Company recorded in the R.M.C. Office for Greenville County, South Carolina, on May 27, 1965 in Mortgage Book 996 at Page 59. Said mortgage was assumed by mortgagors herein as shown in the above referenced deed.

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.

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.

FLVC 120 SC 12-75

NOV 9 1979

2001

FILED
GREENVILLE CO. S.C.
NOV 5 2 47 PM '79
RETURN SATISFACTION TO: WILKINS & WILKINS

0442

4328 RV-2