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STATE OF SOUTH CAROLINA) FILED) FIRST UNION) 826 446c) BOOK 70 PAGE 1579
COUNTY OF GREENVILLE)) CO. S.) CHARLOTTE, NC 28288) 1554 PAGE 79
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 28th day of September, 19 81,
among William Gene McElroy (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
Fifteen Thousand and No/100 (\$ 15,000.00), the final payment of which
is due on October 15 19 91, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

This is the same property conveyed to the Mortgagor herein by deed of Robert M. Teague
recorded in the REC Office for Greenville County on October 31, 1972 in Deed Volume 959
at Page 264.

This mortgage is second and junior in lien to that mortgage given in favor of Omeron
Brown Company recorded in the REC Office for Greenville County on October 31, 1972 in
Mortgages Book 1255 at Page 297 in the original amount of \$33,000.00.

Handwritten: James S. Ankersley

MAY 12 1982
REC'D

25155 BY James S. Ankersley
VICE PRESIDENT
WITNESS: [Signature]

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:

- NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note and any other Note obligations of mortgagor which are secured by liens which have priority over the Note obligation herewith secured 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. Mortgagee will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same, and will promptly deliver the official receipts therefor to the mortgagor. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.

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