

First Union, Charlotte, NC 28288
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOOK 1568 PAGE 799

FILED
CO. S. C.
APR 27 10 57 AM '82
DORRIS
TANNERSLEY
A.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 23rd day of April, 19 82,
among Teddy T. Lyko and Delores C. Lyko (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
Five Thousand, Two Hundred and No/100 (\$ 5,200.00--), the final payment of which
is due on May 1 19 87, 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:

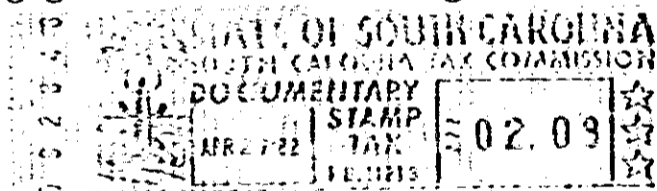
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in
Greenville County, South Carolina:

ALL those certain lots of land situate, lying and being in the State
of South Carolina, County of Greenville, on Casa Loma Drive, near the
City of Taylors, being shown and designated as Lots Nos. 15 and 17 on
plat of Laurel Hills made by W. N. Willis, Engineers, dated March 26,
1960, and recorded in Plat Book RR, Page 33, RMC Office for Greenville
County, and having such metes and bounds as is thereby shown.

This property being bounded on the south by Casa Loma Drive and measuring
thereon 160 feet, on the west by Lot No. 13 and measuring thereon 125 feet,
on the north by Lots Nos. 16 and 18 and measuring thereon 160.8 feet and
on the east by Lot No. 19 and measuring thereon 140.8 feet.

This is the same property conveyed to the mortgagors herein by deed of
John B. Woods, which deed was recorded in the RMC Office for Greenville
County in Deed Volume 985 at Page 379 on October 3, 1973.

This mortgage is second and junior in lien to that mortgage given in
favor of Greer Federal Savings & Loan Association in the original amount
of \$28,000.00 recorded in the RMC Office for Greenville County in Mort-
gages Book 1283 at Page 322 on July 2, 1973.



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 and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the
manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its
terms, which are incorporated herein by reference.

2. TAXES. Mortgagor 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 mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. 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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