

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

BOOK 1421 PAGE 184

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 9th day of January, 19 78,
among Michael S. Jenkins (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, Nine Hundred & No/100--- (\$ 6,900.00), the final payment of which
is due on January 15 19 85, 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 on
the North side of Merrilat Avenue in the County of Greenville, State of
South Carolina, being shown and designated as Lot 75, Map 2, Sans Souci
Heights, on plat recorded in the RMC Office for Greenville County in Plat
Book Z at Page 53, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the North side of Merrilat Avenue, at the joint
front corner of Lots 75 and 76 and running thence with the line of Lot 76,
N. 31-12 W. 95.8 feet to the pin in line of Lot 67; thence with line of
Lot 67, S. 64-02 W. 75 feet to an iron pin; thence S. 29-02 E. 101.5 feet
to pin on Merrilat Avenue; thence with North side of Merrilat Avenue, N.
59-02 E. 80 feet to the point of beginning.

THIS mortgage is second and junior in lien to that mortgage given to
Cameron-Brown Company in the original amount of \$9,300.00, which mort-
gage is recorded in the RMC Office for Greenville County, S.C. on
September 26, 1966 in Mortgage Book 1041 at Page 329.

This is the same property conveyed by Deed of Ben W. Smith and Betty H. Smith,
dated September 23, 1966 and recorded September 26, 1966 in Deed Book 806
Page 503.

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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