

37 Villa Rd., Greenville, S.C.  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S.C.  
APR 16 9 54 AM '79  
DORRIS S. TANNERSLEY  
R.M.C.

VOL 1403 PAGE 345

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of April, 1979,  
among Robert E. Wyman & Wanda T. Wyman (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, One Hundred and No/100 (\$ 6,100.00 ), the final payment of which is due on April 15 19 89, 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 with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 88 as shown on plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 5D at Page 71, and having, according to said plat, such metes, bounds, courses and distances as follows:

BEGINNING at an iron pin on the eastern side of Barrett Drive at the joint front corner of Lots 88 and 89 and running thence with the joint line of said lots, S. 68-42 E. 151.1 feet to an iron pin; thence N. 4-16 E. 105 feet to an iron pin; thence N. 60-17 W. 155.1 feet to an iron pin on the eastern side of Barrett Drive; thence with Barrett Drive, S. 15-20 W. 27.8 feet to an iron pin; thence continuing with Barrett Drive, S. 14-16 W. 100 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of First Federal Savings & Loan Association of Greenville, S.C., dated June 30, 1977, recorded in the RMC Office for Greenville County, S.C. on July 1, 1977 in Deed Book 1059 at Page 689.

THIS mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association in the amount of \$36,000.00, which mortgage was recorded in the RMC Office for Greenville County, S.C. on July 1, 1977 in Mortgage Book 1403 at Page 41.

DOCUMENTARY  
STAMP  
TAX  
APR 16 1979  
PB 11218  
02.44

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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