

Charlotte North Carolina)
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

28288

FILED
GREENVILLE CO. S. C.

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JUN 1 12 19 PM '78 MORTGAGE OF REAL PROPERTY

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 24th day of May, 19 79,
among EDWARD J. IRICK, JR. & MARILYN W. IRICK (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 (\$ 3,000.00), the final payment of which
is due on June 15, 1989 19 , 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 western side of Basswood Drive, in the Town of Mauldin, Greenville
County, South Carolina, being shown and designated as Lot 88 on a Final
Plat of HILLSBOROUGH, Section 2, recorded in the RMC Office for Greenville
County in Plat Book 4-F, at Page 51, and having, according to said Plat,
the following metes and bounds:

BEGINNING at a point on the southwestern side of Basswood Drive at the
joint front corner of Lots 88 and 89, and running thence S 57-24 W, 140.0
feet to a point in the rear line of Lot 71; running thence along the rear
lot line of Lots 71 and 72, S 12-42 E, 117.0 feet to a point, which point
being the joint rear corner of Lots 87 and 88; running thence with the
joint line of Lots 87 and 88, S 57-24 W, 180 feet to a point on the south-
western side of Basswood Drive; running thence with said Drive, S 32-36 E,
110.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
James R. Porter, dated May 24, 1979, to be recorded simultaneously here-
with.

This mortgage is junior in lien to that certain mortgage in favor of
Aiken-Speir, Inc., recorded October 10, 1978, in REM Book 1446, at
Page 794, in the original amount of \$42,050.00.

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.