

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RECORDED
OCT 11 11 57 AM '79
SOUTH CAROLINA
HARRISLEY

BOOK 1433 PAGE 706
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 3rd day of October, 1979, among EDWARD CANTEY COOK, JR., AND SUSAN L. COOK (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 Seven Thousand Five Hundred and No/100----- (\$ 7,500.00), the final payment of which is due on October 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 piece, parcel or lot of land situate, lying and being on the Southern side of Walker Springs Road, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 32 as shown on a plat prepared by Piedmont Engineering Service, dated March 20, 1963, entitled "Coral Ridge", and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Walker Springs Road at the joint front corner of Lots Nos. 31 and 32, and running thence with the line of Lot No. 31 S. 3-50 W. 180.6 feet to an iron pin in the line of Lot No. 30; thence with the line of Lot No. 30 S. 86-10 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 32 and 33; thence with the line of Lot No. 33 N. 3-50 E. 185.5 feet to an iron pin on the Southern side of Walker Springs Road; thence with the Southern side of Walker Springs Road N. 89-15 W. 90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ted E. Revis, et al., dated November 16, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 960 at page 626 on November 20, 1972.

This mortgage is junior in lien to that certain mortgage given by the Mortgagors herein to Cameron Brown Company in the original principal amount of \$22,000.00, dated November 16, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1257 at page 651 on November 20, 1972.

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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