

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

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OCT 31 11 19 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

1537  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 24th day of October, 1979,  
among William A. Todoruk (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  
Twelve Thousand, Two Hundred and No/100 (\$ 12,200.00), the final payment of which  
is due on November 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 in the County of  
Greenville, State of South Carolina, being shown and designated as Lot No. 2 on  
plat of Governors Square prepared by W. R. Williams, Engineer, October 17, 1975,  
recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 5-P at  
Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Governors Square at the joint  
front corner of Lots 2 and 3, and running thence with the common line of said  
two lots, S. 72-59 W. 180.1 feet to an iron pin; thence N. 3-33 E. 117.9 feet  
to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common  
line of said two lots, N. 82-52 E. 152.2 feet to an iron pin on the Western  
side of Governors Square; thence with the Western side of Governors Square,  
S. 9-27 E. 85 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Statewide  
Builders, Inc. dated January 19, 1979 and recorded in the R.M.C. Office for  
Greenville County, South Carolina on January 24, 1979 in Deed Book 1095 at Page  
920.

This mortgage is second and junior in lien to that mortgage given by Statewide  
Builders, Inc. to Greer Federal Savings and Loan Association dated April 30, 1976  
and recorded in the R.M.C. Office for Greenville County on May 3, 1976 in Mortgages  
Volume 1366 at Page 609 and assumed by mortgagor herein as shown by deed recorded  
Deed Book 1095 at Page 920.

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.