

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

GREENVILLE COUNTY, S. C.

NOV 10 3 38 AM '80

1023 4320

DONNIE STANERSLEY MORTGAGE OF REAL PROPERTY  
R.M.C.

THIS MORTGAGE made this 27th day of October, 19 80,  
among J. Ray Truluck, Jr. (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  
Twenty-five Thousand and no/100 (\$ 25,000.00 ), the final payment of which  
is due on November 15 19 90, 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: on the Eastern side of

Andover Road, near the City of Greenville, being shown and Lot  
Number 59 on plat of Heritage Hills recorded in Plat Book YY at  
Page 187 of the RMC Office for Greenville County, and having  
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Andover Road, at the  
corner of Lot 58 and running thence with curve of said road, the  
chord of which is N 28-33 W, 116.3 feet to an iron pin in the corner  
of Lot 60; thence with the line of said lot, N 42-15 E 235.5 feet to  
a point in the center of brushy creek; thence with the creek as line,  
traverse being, S 21-43 E 139.7 feet to the corner of Lot 58; thence  
with line of said lot, S 46-32 W 213.3 feet to the point of beginning.

ALSO: All that lot of land in said County and State, on the north-  
eastern side of Andover Road, being the norther triangular portion of  
Lot 58 as shown on the above-reference plat and according to plat  
made by Carolina Engineering and Surveying Company on February 22,  
1968, described as follows:

BEGINNING at an iron pin on the northeastern side of Andover Road at  
joint corner of Lots 58 & 59 and running thence with the original  
line of Lot 59, N 46-32 E 213.3 feet passing to point in Brushy Creek;  
thence with Brushy Creek as the line, the traverse being, S 38-50 E  
18.8 feet to a point; thence, S 51-35 W 212.6 feet to point of beginning.\*\*\*

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). \*\*This is the same property conveyed to  
Mortgagor by deed of W.H. Mercer, Jr. recorded July 5, 1978, Bk 1082, Pg 495.

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.