

37 Villa Road, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED

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JOHN L. BANKERSLEY  
R.M.C.

1532 PAGE 105

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of February, 19 81,  
among Margaret S. Martin (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  
Eighteen Thousand, Two Hundred and No/100 (\$ 18,200.00---), the final payment of which  
is due on February 15 19 91, 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 in the County of Greenville, State of  
South Carolina, on the easterly side of Thames Drive, being shown and designated as  
Lot No. 50 on plat of Avon Park, recorded in the R.M.C. Office for Greenville County,  
South Carolina, in Plat Book "KK" at Page 71, and having, according to said plat,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Thames Drive, joint front corner of  
Lots Nos. 50 and 51, and running thence with the line of Lot No. 51 N. 84-18 E. 175  
feet to an iron pin; running thence N. 23-42 E. 87.1 feet to an iron pin; running  
thence with the line of Lot No. 72 N. 78-17 W. 90 feet to an iron pin; running thence  
with line of Lot No. 49 N. 73-32 W. 102.6 feet to an iron pin on Thames Drive; thence  
along the easterly side of Thames Drive S. 15-53 W. 21.4 feet to an iron pin; thence  
continuing with Thames Drive S. 10-53 W. 91 feet to the point of beginning

This being the same property conveyed to the mortgagor herein as follows: By deed  
of Michael W. Pannell and Linda Ann Pannell to Kelly P. Martin, Jr. and Margaret S.  
Martin recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed  
Book 851 at Page 277, being dated August 30, 1968; and Kelly P. Martin, Jr. conveyed  
his right, title and interest in the property to Margaret S. Martin by deed recorded  
in the R.M.C. Office for Greenville County on September 9, 1969 in Deed Volume 875 at  
Page 381.

This mortgage is second and junior in lien to that mortgage given in favor of  
Fidelity Federal Savings and Loan Association in the original amount of \$31,000  
recorded in the R.M.C. Office for Greenville County, South Carolina on March 10,  
1976 in Mortgages Book 1362 at Page 51.

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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