STATE OF SOUTH CAROLINA)
COUNTY OF Greenville) FILED GREENVILLE CO. S.C. MORTGAGE OF REAL PROPERTY

DEC 1 10 33 AM '81
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 24th day of November, 19 81, among P. Jean Conoley (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 Eleven Thousand Two Hundred & No/100---------- ($ 11,200.00), the final payment of which is due on December 1, 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, lying in Greenville County, South Carolina, being known as Lot 109, Section II, Peppertree Subdivision, as shown on plat of said Section II recorded in the RMC Office for Greenville County, in Plat Book 4-R at Page 19, as revised by Plat dated October 1, 1976, recorded in Plat Book 5-W at Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the eastern side of the right-of-way of Pine Oak Way, at joint corner of subject property and Lot 110; thence along said right-of-way N. 28-29 E. 16.9 feet to an iron pin; thence continuing along said right-of-way and following the cul-de-sac thereof, the following courses; N. 53-33 E. 21.4 feet to an iron pin; N. 38-12 E. 30.0 feet to an iron pin; and N. 02-04 E. 30.0 feet to an iron pin; thence S. 00-59 E. 214.95 feet to an iron pin; thence N. 72-30 W. 139.9 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Russell James Anderau and Joy Ann Anderau as recorded in Deed Book _____ at Page _____, in the RMC Office for Greenville County, S.C., on November 25, 1981.

THIS IS A SECOND MORTGAGE

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP DEC 1 81 TAX 5.00 4.8

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. Mortgator shall make timely payments of principal and interest on the above mentioned Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mortgagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of said mortgagee.

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