

Piedmont Road Suite 1031,
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

37 Vail Rd, Greenville S.C. 29615
S.C.
BOOK 1577 PAGE 163
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 30th day of July, 1982, among PAT S. PENSA (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 DOLLARS AND NO/100 DOLLARS (\$ 11,000.00), the final payment of which is due on August 15, 19 87, 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, with improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 8 as shown on a plat of Brookside Section I, recorded in plat book 4R at page 56 of the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Adams Mill Road, the joint front corner of Lots 8 and 9; thence with the joint line of said lots N. 71-33 E. 157.4 feet to an iron pin in line of property of Donald E. Baltz; thence with the line of said property N. 18-27 W. 100 feet to an iron pin joint rear corner of Lots 7 and 8; thence with the joint line of said lots S. 71-33 W. 160 feet to an iron pin on the east side of Adams Mill Road; thence with the east side of said road S. 19-57 E. 100 feet to the point of beginning.

This is the same property conveyed to mortgagor by Donald E. Baltz, Inc. by deed dated June 30, 1978 and recorded June 30, 1978 in Deed Book 1082 at Page 309.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal Savings and Loan Association in the original amount of \$58,900.00 which mortgage was recorded in the RMC Office for Greenville County, South Carolina on June 30, 1978 in Volume 1436 at Page 969 and re-recorded in the RMC Office for Greenville County, South Carolina on July 21, 1978 in Volume 1438 at Page 870.

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 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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