

FILED 825756
 STATE OF SOUTH CAROLINA) GREENVILLE CO. S. C. VOL 1484 PAGE 703
 COUNTY OF Greenville) APR 30 2 05 PM '79 MORTGAGE OF REAL PROPERTY
 BOOK 68 PAGE 1598

THIS MORTGAGE made this 25th day of April, 1979
 among James T. Drummond, Jr. and Phyllis S. Drummond (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 Eighty-Five Hundred Dollars (\$ 8500.00), the final payment of which is due on May 15, 1984, 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 deed hereto, thence along the joint line of lots 41 and 42 S 70-50 W 129.9 feet to an iron pin on the northeastern side of Longstreet Court; thence along said Court N 42-16 W 50 feet to an iron pin; thence continuing along said Court N 11-16 W 60 feet to an iron pin; thence with the intersection of said Court and Longstreet Drive N 29-31 E 37.9 feet to an iron pin; thence along said Drive N 57-32 E 75 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagors herein by deed of Patricia F. Parker dated and recorded August 3, 1976 in the RMC Office for Greenville County in Deed Book 1040 at Page 683.

This mortgage is junior and subsequent to that certain mortgage given by the Mortgagors herein to First Federal Savings & Loan Association, dated August 3, 1976 and recorded August 4, 1976 in the RMC Office for Greenville County, S. C. in Mortgage Book 1376 at Page 554 in the original principal amount of \$38,000.00.

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.

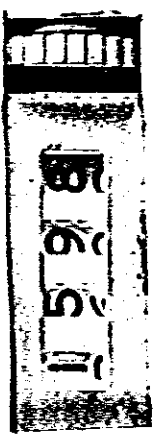
FUMC 120 SC 12-76

GCTO --- 1 AP30 79 475

3.00CI

GCTO --- 2 OC26 79 355

4328 RV-2



Griffin Howard
 BY: *Arnold Meyer*
 Vice President
 WITNESS: *Patricia Parker*