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37 Villa Road, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
GREENVILLE CO. S. C.  
JUN 25 3 42 PM '79  
DONNIE E. TANKERSLEY  
R.M.C.

825828 Vol 1474 PAGE 034 8/9  
MORTGAGE OF REAL PROPERTY  
71 PAGE 236

THIS MORTGAGE made this 19th day of July 1979 among George K. Clardy and Sylvia W. Clardy (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 Five Thousand, Three Hundred and No/100 (\$ 5,300.00), the final payment of which is due on August 15 19 89, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference.

This mortgage is second and junior in lien to that mortgage given to Greer Federal Savings and Loan Association in the original amount of \$37,300.00 recorded in the R.M.C. Office for Greenville County, South Carolina, on June 10, 1977 in Mortgage Book 1400 at Page 591.

This is the same property conveyed to the mortgagors herein by deed of Wayne A. Pettit and Karen M. Pettit recorded in the R.M.C. Office for Greenville County, South Carolina, on June 4, 1978 in Mortgage Book 1037 at Page 437.

Together with all and singular the rights, members, hereditaments, appurtenances to said premises belonging or in anywise incident or appertaining, including but not limited to 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 seised 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.

R.M.C. 120 SC 12-78

RECORDED IN MORTGAGE BOOK 1474 PAGE 034

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