

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

FILED
R.M.C. OFFICE CO. S. C. 825-988
JAN 24 11 50 AM '80
MORTGAGE OF REAL PROPERTY
BOOK 72 PAGE 438

THIS MORTGAGE made this 22nd day of January, 1980,
among Robert H. Lutz, Jr. and Alexandra A. Lutz (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
Twenty Thousand and No/100 (\$ 20,000.00), the final payment of which
is due on February 15, 1990, 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 all improvements thereon,
situate, lying and being in the State of South Carolina, County of Greenville,
being known and designated as Lot 27 on plat of Section No. 1 Foxcroft,
recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at
Pages 2 through 4 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Queen Ann Road at the
joint front corner of Lots 27 and 28 and running thence with the northern
side of Queen Ann Road, S. 86-11 W. 128 feet to an iron pin at the joint
front corner of Lots 26 and 27; thence with the joint line of said lots,
N. 3-49 W. 165 feet to an iron pin in the line of Lot 18; thence along the
line of Lot 18, N. 86-11 E. 128 feet to an iron pin at the joint rear
corner of Lots 27 and 28; thence with the joint line of said lots, S.
3-49 E. 165 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of
John C. Small dated June 14, 1974 and recorded in the R.M.C. Office for
Greenville County, South Carolina, on June 21, 1974 in Deed Book 1001 at
Page 653.

This mortgage is junior and second in lien to that mortgage given to C.
Douglas Wilson & Co. in the original amount of \$43,200.00 recorded in they satisfied
R.M.C. Office for Greenville County, South Carolina, in Mortgages Book 1234, COMPLETION
October 20, 1980

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 above described premises...

OCT 22 1980
OCT 22 2 34 PM '80
JOHNIE S. TANKERSLEY
R.M.C.

FILED
OCT 22 1980
LARRY ENSSOX SMITH & BARBARA P. A.

Cancelled
Dianne S. Lankouly
R.M.C. 126-17

OCTO 1980

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