

37 Villa Rd., Greenville, SC  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S.C.

825645

BOOK 1301 PAGE 784

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DONNIE S. TANKERSLEY  
F.H.C.

MORTGAGE OF REAL PROPERTY  
BOOK 84 PAGE 271

THIS MORTGAGE made this 17th day of November, 1978,  
among John H. Matthews, Jr. & Shirley H. Matthews (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, Four Hundred and NO/100----- (\$ 5,400.00), the final payment of which  
is due on December 15, 1988, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

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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:

Street, the corner of which is N. 40-34-04 W. 71.43 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Fortis  
Enterprises, Inc., dated September 24, 1974, recorded in the RMC Office for Green-  
ville County, S.C. on September 27, 1974 in Deed Book 1007 at Page 445.

THIS mortgage is second and junior in lien to that mortgage given to First Federal  
Savings & Loan Association in the amount of \$25,150.00, which mortgage was recorded  
in the RMC Office for Greenville County, S.C. on September 27, 1974 in Mortgage  
Book 1323 at Page 583.

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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).

GREENVILLE CO. S.C.  
MAR 22 1984  
DONNIE S. TANKERSLEY  
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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 hereinafter described;  
that the premises are free and clear of all encumbrances except for a prior Mortgage of First Union Mortgage Corporation  
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:  
BY: *Donnie S. Tankersley* Vice President  
WITNESS: *Donnie S. Tankersley*

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.

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