

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

GREENVILLE CO. S.C. 825486  
BOOK 1427 PAGE 20  
MORTGAGE OF REAL PROPERTY  
BOOK 86 PAGE 258  
MARCH 24 2 29 PM '78  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 21st day of March, 1978,  
among John R. Gress & Gloria Gress (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  
Eight Thousand and No/100 (\$8,000.00), the final payment of which  
is due on April 15, 1988, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;

Bros. Builders & Developers, a General Partnership, dated July 18, 1975, and recorded  
in the RMC Office for Greenville County, South Carolina on July 25, 1975 in Deed Book  
1021 at Page 834.

THIS mortgage is second and junior in lien to that mortgage given to North Carolina  
National Bank (now NCNB Mortgage Corporation) in the original amount of \$26,000.00,  
which mortgage was recorded in the RMC Office for Greenville County, South Carolina  
on July 25, 1975 in Mortgage Book 1344 at Page 697.

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 Mortgagee  
will warrant and defend title to the premises against the lawful claims of all persons whosoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows: Vice President  
BY: *[Signature]*  
WITNESS: *[Signature]*

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

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JUL 19 1984

GREENVILLE  
JUL 19 1984

2060  
FIRST UNION MORTGAGE CORPORATION  
7/13/84

BY: *[Signature]*  
WITNESS: *[Signature]*  
*[Signature]*  
R.M.C.

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