

37 Villa Rd., Suite 400, Greenville, SC 29615, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
JAN 26 1 41 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1491 PAGE 271

MORTGAGE OF REAL PROPERTY
BOOK 87 PAGE 1898

THIS MORTGAGE made this 22nd day of January, 19 80,
among Robert W. & Elizabeth Pridmore (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 & No/100 (\$ 20,000.00), the final payment of which is due on February 15 1980, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference; *l.w.p.*

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest *(with any future advances)* and to secure the performance of the undertakings prescribed in the *above mentioned plat is recorded in Plat Book YY at pages 118 and 119.*

This being the same property conveyed to the Mortgagor herein by deed of Florrie E. Greer February 3, 1964, recorded in the RMC Office for Greenville County, S.C. in Deed Volume 744, page 94. *Cancelled*

This Mortgage is second and junior in lien *to that mortgage in favor of First Federal Savings & Loan Association in the original amount of \$20,000.00 recorded March 10, 1964 in Mortgage Book 951, page 502.* *12/27/84*

Together with all and singular the rights, members, hereditaments and appurtenances *belonging to said premises* belonging to 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 Mortgagee 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 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

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