MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this	18th	day of S. c. October	, 19 _/9,
among Horace N. Matthews and	Juanita	Reese Matthe Rereinafter refe	erred to as Mortgagor) and FIRST
among Horace N. Hatthews and UNION MORTGAGE CORPORATION)N, a Nort	h Carolina Corporation (hereina	Iter referred to as Mortgagee):

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:

All that certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the northeastern side of Oak Drive, being shown as lot No. 10 on a plat of the property of Morris F. Smith dated March 29, 1958 and recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Oak Drive, joint front corner of lots Nos. 9 and 10, and running thence with Oak Drive, N. 19-15 W. 100 feet to an iron pin, joint front corner of lots Nos. 10 and 11; thence continuing with the side of lot line of said lots, N. 70-45 E. 249.2 feet to an iron pin, joint rear corner of said lots; thence along the rear of lot No. 10, S. 19-15 E. 100 feet to an iron pin, joint rear corner of lots Nos. 9 and 10; thence along the side lot line of said lots, S. 70-45 W. 249.2 feet to an iron pin on Oak Drive, point of beginning.

This is the same property conveyed to the nortgagors herein by deed of Morris F. Smith dated October 27, 1964 and recorded in the R.M.C. Office for Greenville County, South Carolina on October 27, 1964 in Deed Book 760 at Page 369.

This mortgage is second and junior in lien to that mortgage given by Horace N. Matthews and Juanita Reese Matthews to First Federal Savings and Loan Association dated October 27, 1964 in the original amount of \$11,000.00 and recorded in the R.M.C. Office for Greenville County, South Carolina on October 27, 1964 in Mortgages Book 976 at Page 325.

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 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.

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