

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 15 10 10 AM '79
R.M.C. BANKERSLEY

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MORTGAGE OF REAL PROPERTY
GREENVILLE S.C.

BOOK 1490 PAGE 603

THIS MORTGAGE made this 7th day of November, 1979, among Richard H. Quinn (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 Fifteen Thousand and No/100----- (\$ 15,000.00), the final payment of which is due on November 15 ^{RHR} 19 ^{RHR} 89, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being on the southeastern side of Byrd Boulevard and being known and designated as Lot 145 on plat of Traxler Park recorded in the R.M.C. Office for Greenville County in Plat Book E, Pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the southeastern side of Byrd Boulevard at the joint front corner of Lots 145 and 146 and running thence with the southeastern side of Byrd Boulevard S. 64-41 E., 70.2 feet to a pin; thence S. 29-32 W., 305 feet to a pin at corner of Lot No. 117; thence with the line of Lot No. 117 N. 60-28 W., 70 feet to a pin at the corner of Lot No. 146; thence with Lot No. 146 N. 29-32 E., 300 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Stokes Ramsaur and Ned Ramsaur recorded in the R.M.C. Office for Greenville County on February 15, 1963, in Deed Book 716, Page 425.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings & Loan Association in original amount of \$36,000.00 recorded in the R.M.C. Office for Greenville County on June 6, 1975, in Real Estate Mortgage Book 1330, Page 753.

STATE OF SOUTH CAROLINA
RECORDING COMMISSION
GREENVILLE COUNTY
RECORDED
NOV 15 1979

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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