

57 Della 280 Piedmont St
Duck Hill, Greenville, 27615
STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

OCT 22 11 57 AM '81

DONALD S. TANNERSLEY LONG, BLACK & GASTON
R.M.C.

MORTGAGE OF REAL PROPERTY
BOOK 1555 PAGE 899

THIS MORTGAGE made this 21st day of October, 1981,
among Thomas Wilson Tuten (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
TEN THOUSAND AND NO/100 ----- (\$ 10,000.00), the final payment of which
is due on November 1 19 91, 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 certain piece, parcel or lot of land, with all improvements
thereon, or hereafter constructed thereon, situate, lying and being in
the State of South Carolina, County of Greenville, in the City of Green-
ville, on the northwesterly side of Pimlico Road, being known and de-
signated as Lot No. 468, Section D, Gower Estates, as recorded in the
RMC Office for Greenville County, S. C. in Plat Book RR, page 192-193,
and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Pimlico Road, said
pin being th joint front corner of Lots 467 and 468, and running thence
with the common line of said Lots N. 46-20 W. 162.6 feet to an iron pin,
joint rear corner of Lots 467 and 468; thence N. 47-52 E. 65 feet to
an iron pin; thence N. 36-51 E. 30 feet to an iron pin, joint rear corner
of Lots 468 and 469; thence with the common line of said lots S. 55-18 E.
159.5 feet to an iron pin on the northwesterly side of Pimlico Road;
thence with the northwesterly side of Pimlico Road S. 41-09 W. 96.1
feet to an iron pin; thence S. 44-48 W. 24 feet to an iron pin, the
point of beginning.

THIS is the same property conveyed to the mortgagor's herein by deed of
John C. Cothran and Ellis L. Darby, Jr., dated January 12, 1966, and
recorded in the R.M.C. Office for Greenville County, in Deed Book 790
at Page 24.

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 and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.

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