1,

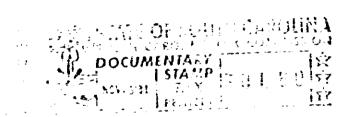
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this _	24th	_ day of _	November	, 19 $\frac{81}{}$,
among <u>Walter A. Redmond</u> UNION MORTGAGE CORPORAT		(ł	nereinafter referre	d to as Mortgagor) and FIRST
WITNESSETH THAT, WHER Mortgagor has executed and deliv Four Thousand, Five Hundre	ered to Mortgagee	a Note o	of even date here	with in the principal sum of
is due on <u>December 1</u> provided in said Note, the complete				
AND WHEREAS, to induce the thereon (together with any future a Note and this Mortgage by the conve	dvances) and to sec	ure the pe	rformance of the t	
NOW, THEREFORE, in considerand paid to Mortgagor, the receipt essigns and releases to Mortgagee Greenville	of which is hereb , its successors an	y acknowl d assigns,	edged, Mortgagor the following d	hereby grants, sells, conveys,

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 118 on plat of Berea Forest, Section 2, recorded in Plat Book 4N at Pages 76-77 and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed to the Mortgagor herein by deed of Billy T. Waldrop and Kay M. Waldrop recorded in the RNC Office for Greenville County in Deed Volume 1101 at Page 268 dated April 25, 1979 and recorded April 26, 1979.

This mortgage is second and junior in lien to that mortgage given in favor of Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan Association) recorded in the RMC Office for Greenville County in Mortgages Book 1464 at Page 338 dated April 26, 1979 in the original amount of \$37,450.00.



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. Mortgator shall make timely payments of principal and interest on the above mentioned Note and any Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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 mortgagee 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.

 $\tilde{\mathbf{o}}$

ည

050

सन

S

Ο.

FUMU 120 SC REV 2 87