

37 Villa Rd., Greenville, S.C.  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

GREENVILLE CO. S.C.  
JAN 9 11 34 AM '78  
DONNIE S. TARKERSLEY  
R.H.C.

1-204-800  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 29th day of December, 19 78,  
among Alfred C. Tepe & Evelyn S. Tepe (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 Seven Thousand Seven Hundred and No/100----- \$ 7,700.00, the final payment of which is due on January 15 19 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:

Unit No. 24-A in Briarcreek Condominiums Horizontal Property Regime, situate on or near the Southerly side of Pelham Rd. in the City of Greenville, County of Greenville, State of South Carolina as more particularly described in Master Deed and Declaration of Condominium, dated Sep. 20, 1972 and recorded in RMC Office for Greenville County, S.C. in Deed Book 956 at Page 99 and Certificate of Amendment dated November 29, 1973 and recorded in RMC Office for Greenville County, S.C. in Deed Book 989, Page 205.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in Master Deed and Declaration of Condominium, dated Sept. 20, 1972, recorded in RMC Office for Greenville County, S.C. in Deed Book 956, Page 99, as set forth in Certificate of Amendment dated November 29, 1973, recorded in the RMC Office for Greenville County, S.C. in Deed Book 989, Page 205, and as set forth in the By-Laws of Briarcreek Association, Inc., as the same may hereafter from time to time be amended; all of said reservations, restrictions, limitations, assessments or charges and all other covenants, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and lien to the extent set forth in said documents and as provided by law all of which are hereby accepted by the mortgagors herein and their heirs, administrators, executors and assigns.

THIS being the same property conveyed to the mortgagor herein by deed of William N. Wasson and Mary B. Wasson, of even date, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to Fidelity Federal Savings & Loan Association in the original amount of \$25,200.00, which mortgage was recorded in the RMC Office for Greenville County, S.C. on June 27, 1974 in Mortgage Book 1314 at Page 893.

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.