

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RECORDED
JUN 11 11 41 AM '79
DONNELL THOMPSON
RECORDER
R.M.C.

1472-977

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 27th day of June, 1979,
among Mary F. Griffin (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 July 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:

All that piece, parcel or lot of land situate, lying and being in the State of South Caro-
lina, County of Greenville, Chick Springs Township, on the western side of Dexter Drive and
being known and designated as Lot 70 on a plat of Drexel Terrace, recorded in the R.M.C.
Office for Greenville County, South Carolina, in Plat Book QQ, Page 177 and having, accord-
ing to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Dexter Drive at the joint front corner of lots
69 and 70 and running thence along a line of Lot 69 N. 82-07 W., 167.5 feet to a point;
thence along a line of Lot 77 and Lot 76 N. 6-23 E., 100 feet to a point; thence along a
line of Lot 71 S. 82-07 E., 170 feet to a point on the western edge of Dexter Drive; thence
along the western edge of Dexter Drive S. 7-53 W., 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Harold S. Carter and Mary
Rae S. Carter recorded in the R.M.C. Office for Greenville County on July 10, 1979, in
Deed Book 1106, Page 406.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity
Federal Savings & Loan Association in original amount of \$29,061.70 dated June 29, 1979,
recorded in the R.M.C. Office for Greenville County on July 10, 1979, in Mortgage Book
1472, Page 977.

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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:

- 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.
- 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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