

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

RECORDED
3 17 PM '80
M.C. HENSLEY

BOOK 1498 261

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 15th day of February, 19 80,
among Robert E. and Daphne P. Triplett (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
Twenty Thousand and 00/100 (\$ 20,000.00), the final payment of which
is due on February 15, 19 80, 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: Being known and designated as
Lot No. 119 on a plat of Holly Tree Plantation Phase 2, Section 3B, prepared
by Piedmont Surveyors dated April 20, 1978, recorded in the RMC Office for
Greenville County in Plat Book 6H, at Page 41, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern edge of Holly Park Drive at the joint
front corner of Lots 119 and 120, and running thence along the edge of Holly Park
Drive, S. 45-00 E., 17.0 feet to an iron pin; thence continuing with Holly Park
Drive, S. 52-03 E. 108.0 feet to an iron pin at the intersection of Holly Park
Drive and Holly Park Lane; thence with said intersection, S. 7-18 E. 35.50 feet
to an iron pin on Holly Park Lane; thence with edge of Holly Park Lane, S. 37-27 W.
100.46 feet to an iron pin at the joint corner of Lots 118 and 119; thence with
the joint line of Lots 118 and 119, N. 78-56 W. 207.05 feet to an iron pin at
the joint rear corner of Lots 119 and 120; thence with the joint line of said
lots, N. 46-36 E. 223.7 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin
Enterprises, Inc. recorded July 3, 1978 in Deed Book 1082, at page 440 in the
RMC Office for Greenville County.

MORTGAGEE'S ADDRESS:
Piedmont East
Suite 109
37 Villa Road
Greenville, S.C. 29615

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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:

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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