

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.

1511 907

AUG 20 3 48 PM '80

MORTGAGE OF REAL PROPERTY

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 13TH day of AUGUST, 19 80,
among MARION M. MCGRADY (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
SIXTEEN THOUSAND ONE HUNDRED AND NO/100THS (\$ 16,100.00), the final payment of which
is due on SEPTEMBER 15 19 90, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference;

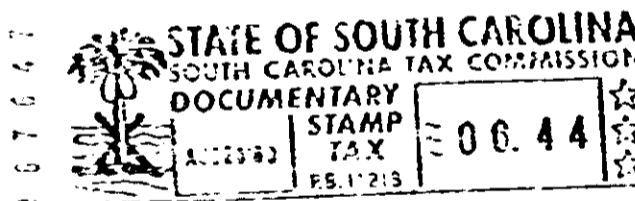
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the
Note and this Mortgage by the conveyance of the premises hereinafter described:

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 lot of land with the buildings and improvements thereon situate on the
South side of Rosemary Lane and on the West side of Ivanhoe Circle near the City of
Greenville, in Greenville County, South Carolina, being shown as Lot No. 20 on plat
of Rosedale Subdivision made by C. O. Riddle, Surveyor, February 1959, recorded in the
RMC Office for Greenville County, South Carolina, in Plat Book QQ at Pages 112 & 113
and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Rosemary Lane at joint front corner
of Lots 19 and 20 and runs thence with the line of Lot No. 19 S. 16-08 W. 150 feet to an
iron pin; thence S. 73-52 E. 130 feet to an iron pin on the West side of Ivanhoe Circle;
thence with Ivanhoe Circle N. 16-08 E. 125 feet to an iron pin; thence with the curve of
Ivanhoe Circle and Rosemary Lane (the chord being N. 28-52 W. 35.4 feet) to an iron pin
on the South side of Rosemary Lane; thence along Rosemary Lane N. 73-52 W. 105 feet to
the BEGINNING corner.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of
E. F. Cunningham and Rose Cunningham on April 10, 1962, and thereafter filed on the same
date in the RMC Office for Greenville County in Deed Book 696 at Page 75



Together with all and singular the rights, members, hereintments 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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