

37 Villa Road, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

825919 BOOK 1488 PAGE 451  
MORTGAGE OF REAL PROPERTY  
BOOK 81 PAGE 602

NOV 15 10 58 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 8th day of November, 1979, among Richard M. Mayer and Norma M. Mayer (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 Fourteen Thousand, Two Hundred and No/100 (\$ 14,200.00----), the final payment of which is due on November 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 ~~and 3~~ and running thence with Connecticut Avenue N. 32-27 E. 120 feet to an iron pin at the joint front corner of Lots 3 and 2; thence with the line of Lot 2 S. 57-33 E. 165 feet to an iron pin at the joint rear corner of Lots 3 and 2; thence S. 32-27 W. 120 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the line of Lot 4 N. 57-33 W. 165 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Calvin L. Hudson and Anna T. Hudson recorded in the R.M.C. Office for Greenville County, South Carolina, on June 7, 1978 in Deed Book 1080 at Page 688.

This mortgage is second and junior in lien to that mortgage given by mortgagors herein to First Federal Savings and Loan Association in the original amount of \$55,900.00 recorded in the R.M.C. Office for Greenville County, South Carolina, on June 7, 1978 in Mortgages Book 1434 at Page 530.

LOVE, THORNTON, ARNOLD & THOMAS  
File # 1827  
N. Officer: Mayer  
S. Officer: [Signature]  
WITNESS: [Signature]

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
1979 NOV 15 10 58 AM

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.

HUB 10 10 58 AM '79  
DONNIE S. TANKERSLEY  
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SC 120 SC 12-76

