

37 Villa Rd., Greenville, SC

BOOK 1411 PAGE 819

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

GREENVILLE CO. S.C.
SEP 3 4 27 PM '77
DORRIS S. THAKERSLEY
R.M.C.

RECORDED

THIS MORTGAGE made this 27th day of September, 19 77,
among David P. Shehan & Violet M. Shehan (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
Thirteen Thousand, Two Hundred & 00/100-- (\$ 13,200.00), the final payment of which
is due on October 15 1987, 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:

3.00 CASH

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 in Greenville County, State of South
Carolina, on the Northwestern side of Alpine Way, being known and desig-
nated as Lot 30 according to plat of Central Development Corporation
recorded in the RMC Office for Greenville County in Plat Book BB at Pages
22 and 23, and according to said plat, the property is more fully described
as follows:

BEGINNING at an iron pin on the Northwestern side of Alpine Way at the
corner of Lot 31 and running thence with the Northwestern side of Alpine
Way, N. 39-19 E. 79.1 feet to an iron pin at the corner of Lot 29; thence
with the line of said Lot, N. 50-41 W. 175 feet to an iron pin; thence
S. 39-19 W. 79.1 feet to the corner of Lot 31; thence with the line of
said Lot, S. 50-41 E. 175 feet to the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of
Mildred M. Borden, recorded in the RMC Office for Greenville County, S.C.
in Deed Book 846 at Page 508 on June 17, 1968.

This mortgage is second and junior in lien to that mortgage given to
General Mortgage Company, recorded in the RMC Office for Greenville
County, S.C. on November 29, 1954 in Mortgage Book 618 at Page 77.

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.

0.80

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