

37 Villa Rd., Greenville, SC
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
MAR 17 2 29 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1426 PAGE 303
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 13th day of March, 1978,
among Richard W. Seelinger (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
Four Thousand, Six Hundred & No/100-- (\$ 4,600.00), the final payment of which
is due on March 15 19 88, 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 certain piece, parcel or tract of land, with buildings and im-
provements thereon, lying and being in the State of South Carolina,
County of Greenville, at the southwestern corner of Freeport Drive and
Westchester Road, near the City of Greenville, being shown as Lot 35 on
Plat of Pilgrims Point, recorded in Plat Book WW, Page 35, and described
as follows:

BEGINNING at an iron pin at the southwestern corner of Freeport Drive and
Westchester Road and running thence with the western side of Westchester
Road, S. 1-28 W. 130.2 feet to an iron pin at the corner of Lot 34; thence
with the line of said Lot, N. 89-58 W. 146 feet to an iron pin at the cor-
ner of Lot 36; thence with the line of said Lot, N. 2-02 E. 155 feet to
an iron pin on Freeport Drive; thence with the southern side of said Drive,
S. 89-58 E. 125 feet to an iron pin at the corner of Westchester Road;
thence with the intersection, S. 44-16 E. 34.9 feet to the beginning
corner.

THIS being the same property conveyed to the mortgagors herein by deed of
Lucius H. Weeks, Jr., dated April 2, 1974, recorded April 11, 1974 in
the RMC Office for Greenville, S.C. in Deed Book 997 at Page 9.

THIS mortgage is second and junior in lien to that mortgage given to
First Federal Savings & Loan Association in the original amount of
\$34,000.00, recorded May 14, 1969 in Mortgage Book 1125, Page 507.

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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