

37 Villa Rd., Greenville, SC

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1427 PAGE 982

MORTGAGE OF REAL PROPERTY

FILED
APR 4 3 27 PM '78
DONNIE S. TANKERSLEY
27th.C.

THIS MORTGAGE made this 27th.C. day of March, 19 78,
among James H. Holland & Katherine M. Holland (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
Seven Thousand, Seven Hundred & No/100 (\$ 7,700.00), the final payment of which
is due on April 15 19 83, 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 lot of land with the buildings and
improvements thereon, lying and being on the northwesterly side of Club
Drive, in the City of Greenville, S.C., being known and designated as Lot
No. 42 on plat of Geer and Anderson, as recorded in the RMC Office for
Greenville County, S.C. in Plat Book B, Page 165, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Club Drive, said
pin being the joint front corner of Lots 41 and 42 and thence with the
common line of said Lots, N. 18-21 W. 168.5 feet to an iron pin, joint
rear corner of Lots 41 and 42; thence N. 64-29 E. 76.5 feet to an iron
pin, joint rear corner of Lots 42 and 43; thence with the common line of
said lots, S. 19-18 E. 169.7 feet to an iron pin on the northwesterly side
of Club Drive; thence with the northwesterly side of Club Drive, S. 65-
30 W. 78.93 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed
of John G. Edwards and Grace P. Edwards, dated June 3, 1963, recorded
in the RMC Office for Greenville, S.C. on June 3, 1963 in Deed Book 724,
Page 215.

THIS mortgage is second and junior in lien to that mortgage given to
C. Douglas Wilson & Co., assigned to Southwestern Life Insurance Company,
in the amount of \$17,500.00, recorded in the RMC Office for Greenville,
S.C. on June 3, 1963, Mortgage Book 924, at Page 201.

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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