

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

1455 910

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 19th day of January, 1979, by Steven Ray Spoon and Priscilla F. Spoon hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Five Thousand Six Hundred and No/100----- (\$ 5,600.00) Dollars, as evidenced by a promisory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Eighty-One and 97/100----- (\$ 81.97) Dollars each, the first instalment being due February 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 41 on a plat of a subdivision known as "Broadmoor" recorded in Plat Book RR at Page 47 in the RMC Office for Greenville County and having such courses and distances as will appear by reference to said plat.

BEGINNING at an iron pin on the western side of Woodburry Circle, joint front corner of Lots Nos. 40 and 41, and thence with Woodburry Circle and Sherbrooke Drive, the following courses and distances: S. 7-44 E., 54.5 feet, S. 31-19 W., 39 feet, S. 69-21 W., 111.7 feet, and S. 84-00 W., 117.8 feet; thence N. 1-22 E., 115 feet to an iron pin; thence N. 22-45 E., 36.8 feet to an iron pin at the rear corner of Lot No. 40; thence with the line of Lot No. 40, S. 67-17 E., 219 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Jo Anne J. Koenig and David L. Koenig dated June 20, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1060, Page 460.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.