

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FEB 12 2 10 PM '79

MORTGAGE OF REAL PROPERTY

DOANIE S. TAMMERSLEY
R.M.C.

THIS MORTGAGE made this 2nd day of February, 19 79,
among Harold T. Griffin & Karin H. Griffin (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
Sixteen Thousand and No/100 (\$ 16,000.00), the final payment of which
is due on February 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
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 all improvements thereon or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville, being known and designated as Lot No. 122, Section I-C, Westcliffe Subdivi-
sion as shown on a plat thereof prepared by Piedmont Engineers & Architects, Dec. 11,
1963, revised Sept. 24, 1965, and recorded in the RMC Office for Greenville County in
Plat Book JJJ at Pages 72, 73, 74 and 75, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Elmhurst Road at the joint front corner
of Lots 121 and 122; thence running N. 81-08 E. 208.8 feet to an iron pin; thence
N. 32-45 W. 223.5 feet to an iron pin on the Eastern side of Elmhurst Road; thence with
Elmhurst Road, S. 31-46 W. 73 feet to an iron pin; thence continuing with said Road,
S. 16-31 W. 164.9 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of I.H. Philpot,
as Trustee, Dated April 15, 1968, recorded April 19, 1968, RMC Office, Greenville, SC
in Deed Book 842 at Page 353.

THIS mortgage is second and junior in lien to that mortgage given to Security Federal
Savings & Loan (now South Carolina Federal Savings & Loan) in the amount of \$17,000.00,
recorded in the RMC Office for Greenville, S.C. on May 3, 1968, in Mortgage Book 1091
at Page 430.

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.