

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.  
MAR 1 11 02 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 23rd day of February, 19 79, by Christine C. Simmons

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 Ten Thousand One Hundred and No/100----- (\$10,100.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of One Hundred Twenty-Seven and 78/100----- (\$127.78 ) Dollars each, the first instalment being due April 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 lot of land in the County of Greenville, State of South Carolina, on the South side of Evening Way being known and designated as Lot No. 45, Section 2, Sunset Heights Subdivision, recorded in Plat Book RR, Page 85, RMC Office for Greenville County. Said lot having a frontage of 103.9 ft. on the South side of Evening Way; a depth of 229.5 ft. on the West side, a depth of 200 ft. on the East side and a rear width of 100 ft.

This is the same property conveyed to James A. Simmons, Jr. and Christine C. Simmons by deed of Donald E. Baltz, Inc. dated November 14, 1969, and recorded in the RMC Office for Greenville County in Deed Book 879, at Page 369; the said James A. Simmons, Jr. conveyed his interest in said property to Christine C. Simmons by deed dated June 15, 1973, and recorded in the RMC Office for Greenville County in Deed Book 980, at Page 242.

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.

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