

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
APR 10 4 03 PM '79  
DANNIE S. TANKERSLEY  
R.M.C.

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MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of April, 19 79,  
among Robert L. and Cora S. Murphy (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  
Fourteen Thousand One Hundred Dollars (\$ 14,100.00), the final payment of which  
is due on April 15 19 86, 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 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 a portion of Lot number 36  
on a Plat of Looper and Yawn property recorded in the RMC Office for  
Greenville County in Plat Book F at Page 77 and now being known and  
designated as Lot number 1 on a Plat of the property of J. Frank Williams  
and recorded in the RMC Office for Greenville County in Plat Book FFF at  
Page 69 and having according to the last-mentioned plat the following  
metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern corner of the intersection  
of Wilbanks and Owens Streets and running thence with the eastern side  
of Owens Street N. 10-15 W., 135 feet to an iron pin at the corner of  
Lot number 2, thence with the line of Lot number 2 N. 79-45 E., 80 feet  
to an iron pin, thence S. 10-15 E., 135 feet to an iron pin on the  
northern side of Wilbanks Street, thence with said Street S. 79-45 W.,  
80 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of  
Louise B. Murphy as recorded in the RMC Office for Greenville County  
in Deed Book 1096 at Page 919 recorded February 14, 1979.

This being a second mortgage and junior in lien to mortgage of Louise  
B. Murphy to United Federal Savings and Loan Association dated October  
21, 1975 and recorded October 27, 1975 in Book 1352 at Page 208 in the  
RMC Office for Greenville County and having a current balance of \$3,014.28.

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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