

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
APR 25 12 00 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 18th day of April, 19 79,
among Edward B. and April M. Sanders (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
Five Thousand One Hundred & No/100---- (\$ 5,100.00), the final payment of which
is due on May 15, 1989 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 lying in the State of South
Carolina, County of Greenville, shown as Lot 23 on plat of Powderhorn
recorded in Plat Book 4X at page 95 and having the following courses and
distances:

BEGINNING at a point on the eastern side of a cul-de-sac designated
"Vicksburg", at the joint front corner of Lots 22 and 23 and running along
the joint line of said lots, N. 62-00 E. 160.0 feet to a point at the
joint rear corner of said lots, thence along the common line or open area
of Powderhorn, S. 46-59 E. 42.5 feet to a point; thence S. 2-58 W. 42.1
feet to a point at the joint rear corner of Lots 23 and 24; thence along
the joint line of said lots, S. 59-59 W. 200 feet to a point on the
eastern side of Vicksburg; thence with said street, the following courses
and distances, N. 29-06 W. 39.0 feet, N. 39-58 E. 35.45 feet, and N. 1-
14 W. 35.0 feet to a point, the joint front corner of lots 22 and 23,
the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed
of Montgomery, Inc., recorded June 11, 1975 in the RMC Office for Greenville
County, S. C. in Deed Volume 1019 at page 631.

This mortgage is second and junior in lien to that mortgage given to
Fidelity Federal Savings & Loan Assoc., recorded in Book 1341 at page 418.
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:

- 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.
- 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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