

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

FILED  
GREENVILLE CO. S. C.

VOL 1404 PAGE 708  
MORTGAGE OF REAL PROPERTY

APR 30 2 05 PM '79

THIS MORTGAGE made this 25th day of April, 19 79,  
among James T. Drummond, Jr. and Phyllis S. Drummond (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  
Eighty-Five Hundred Dollars (\$ 8500.00), the final payment of which  
is due on May 15, 19 84, 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 to  
be constructed thereon, situate, lying and being in the State of South Carolina, County of  
Greenville at the northwestern corner of the intersection of Longstreet Drive and Longstreet  
Court and being known and designated as Lot No. 42 on plat of Devenger Place, Section I,  
recorded in the RMC Office for Greenville County in Plat Book 4X at Page 79, and having,  
according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern side of Longstreet Drive at the joint corner of  
Lots 42 and 43 and running thence along the joint line of said lots S 34-15 E 153.1 feet to  
an iron pin; thence along the joint line of Lots 41 and 42 S 70-56 W 129.9 feet to an iron  
pin on the northeastern side of Longstreet Court; thence along said Court N 42-16 W 50 feet  
to an iron pin; thence continuing along said Court N 11-16 W 60 feet to an iron pin; thence  
with the intersection of said Court and Longstreet Drive N 29-31 E 37.9 feet to an iron pin;  
thence along said Drive N 57-32 E 75 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagors herein by deed of Patricia F.  
Parker dated and recorded August 3, 1976 in the RMC Office for Greenville County in Deed Book  
1040 at Page 683.

This mortgage is junior and subsequent to that certain mortgage given by the Mortgagors here-  
in to First Federal Savings & Loan Association, dated August 3, 1976 and recorded August 4,  
1976 in the RMC Office for Greenville County, S. C. in Mortgage Book 1374 at Page 554, in  
the original principal amount of \$38,000.00.

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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