

37 Villa Road, Greenville, SC 29615  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.  
NOV 5 2 08 PM '79

1487-829

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of November, 1979, among Charles Robert and Aileene K. Thompson (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 Three Thousand, Four Hundred and No/100--- (\$ 3,400.00----), the final payment of which is due on November 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 the buildings and improvements thereon, lying and being on the southwesterly side of Cool Brook Drive, near the City of Greenville, S.C. being known as Lot No. 57 in plat of BELMONT HEIGHTS as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Pages 54 and 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Cool Brook Drive, at a point 380 feet southeaster of the southerly corner of the intersection of Cool Brook Drive and Melvin Drive, said pin being the joint front corner of Lots Nos. 56 and 57, and running thence along the southwesterly side of Cool Brook Drive, S. 24-34 E. 70 feet to an iron pin joint front corner of Lots Nos. 57 and 58; thence along the joint line of said lots, S. 64-26 W. 163 feet to the center of a branch; thence with the branch as the line, a traverse line being N. 54-12 W. 45.1 feet to an iron pin; thence continuing with the center of the branch as the line, a traverse line being N. 18-34 E. 42.2 feet to an iron pin joint rear corner of Lots Nos. 56 and 57; thence with the joint line of said lots, N. 64-26 E. 155 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Arthur L. Scrifres dated August 15, 1966 and recorded in the R.M.C. Office for Greenville County, South Carolina, on August 16, 1966 in Deed Book 804 at Page 203.

This mortgage is second and junior in lien to that mortgage given by James A. Arnold and Ruby M. Arnold to Cameron-Brown Company recorded in the R.M.C. Office for Greenville County, South Carolina, on May 27, 1965 in Mortgage Book 996 at Page 59. Said mortgage was assumed by mortgagors herein as shown in the above referenced deed.

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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