

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

NOV 21 10 33 AM '79

MORTGAGE OF REAL PROPERTY

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE made this 19th day of November, 1979, among George W. Barnett and Betty S. Barnett (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 Ten Thousand and No/100----- (\$ 10,000.00----), the final payment of which is due on December 15 19 82, 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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 3 as shown on a plat prepared by Jones Engineering Services dated March 5, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of East Bourne Road, which iron pin is the joint front corner of Lots 3 and 4; and running thence along the southeasterly side of East Bourne Road; S. 33-00 E. 200 feet to an iron pin; thence N. 57-00 E. 135 feet to an iron pin; thence N. 33-00 W. 200 feet to an iron pin on the southeasterly side of East Bourne Road; thence along the southeasterly side of East Bourne Road, S. 57-00 W. 135 feet to an iron pin, the point of beginning.

ALSO ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, shown as a rectangular strip as shown on a plat prepared by Jones Engineering Services dated March 5, 1969 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 3 and 4 and running thence with said lots, S. 33-00 E. 47 feet more or less to a point in the branch; thence along the branch in a northeasterly direction approximately 140 feet to a point on the extension of the side line between Lots 2 and 3; thence N. 33-00 W. 6 feet more or less to an iron pin at the rear corner of Lot 3; thence S. 57-00 W. 135 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Charles R. Brooks and Matilda B. Brooks dated August 3, 1974 and recorded in the R.M.C. Office for Greenville County on August 5, 1974 in Deed Book 1004 at Page 269.

This mortgage is second and junior in lien to that mortgage given to Carolina Federal Savings and Loan Association in the original amount of \$30,000 recorded in the R.M.C. Office for Greenville County on April 5, 1971 in Mortgages Book 1185 at Page 563 and assumed by mortgagors herein as set forth in the deed hereinabove set out.

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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