

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1489 PAGE 134

NOV 23 10 46 AM '79

MORTGAGE OF REAL PROPERTY

DONNIE S. TANKERSLEY

THIS MORTGAGE made this 16th day of November, 19 79,
among Raymond S. & Joyce Ann Easley (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
Twenty Thousand and no/100----- (\$ 20,000.00), the final payment of which
is due on December 15, 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 piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, being known and desig-
nated as Lot No. 34 of a subdivision known as Stratford Forest according
to a plat thereof prepared by Piedmont Engineering Service, February 25,
1957, and recorded in the R.M.C. Office for Greenville County in Plat
Book KK at page 89, and having, according to said plat, the following
metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Dundee Lane, joint front
corner of Lots 34 and 35, and running thence with the joint line of said
lots, S. 85-00 W., 307.4 feet to an iron pin, joint rear corner of Lots
34 and 35; thence with the rear line of Lot 34, S. 13-22 E., 179.8 feet
to an iron pin at the joint rear corner of Lots 33 and 34; thence with
the joint line of said lots N. 81-03 E., 340.3 feet to an iron pin on
the western side of Dundee Lane; thence with the western side of Dundee
Lane, N. 25-46 W., 164.1 feet to the point of beginning.

For deed into mortgagor, see deed from Harry M. Fry, dated November 16, 1979,
and recorded herewith.

Mortgagee's mailing address: Villa Road, Greenville, SC

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
\$ 08.00

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.

ECTO
-----2 NO23 79 1121

4.0001

4328 RV-2

0134