

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
DEC 3 2 59 PM '79
DONNIE LANKERSLEY
R.M.C.

BOOK 1490 PAGE 168
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 15th day of November, 19 79,
among Daniel J. Scieszka & Margaret A. Scieszka (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 Five Hundred and No/100 (\$10,500.00), the final payment of which
is due on November 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 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, being known and designated as Lot
No. 6 on a plat of Pine Brook Forest Subdivision according to a plat prepared
by Charles K. Dunn, Surveyor, said Plat being recorded in the RMC Office for
Greenville County, South Carolina in Plat Book 4X at Pages 48 and 49, and
having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cannon Circle, joint front
corner of Lots No. 6 & 7, and running with the line of said Lots, N06-27E
150 feet to an iron pin; thence turning and running along rear lot line of Lot
No. 6 and property now or formally of W. L. Cunningham N83-33W 125 feet to an
iron pin; thence turning and running along the line of Lot No. 5 and 6, S06-
27W 150 feet to an iron pin, joint front corner of Lots 5 and 6 on the north-
ern side of Cannon Circle; thence with the northern side of Cannon Circle
S83-33E 125 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of Larry E. Medlin and
Rebecca F. Medlin dated November 30, 1979 and filed December 3, 1979.

This is a second mortgage junior to that of First Federal Savings and Loan
Association of Greenville, South Carolina, as recorded in the RMC Office
for Greenville County, South Carolina, in Mortgage Book 1490 at page 107
and having a balance hereof of \$45,030.03.

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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