

FILED
GREENVILLE CO. S.C.

BOOK 1490 PAGE 600

Real Estate Mortgage

DEC 7 10 36 AM '79

DUNN & PERSLEY
ATTORNEYS

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 3rd day of December, 19 79, by William A. Wood and Carol M. Wood hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Twenty Seven Thousand Three Hundred Seventy Five (\$27,375.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of Three Hundred Eighty Three and 14/100 (\$ 383.14) Dollars each, the first instalment being due January 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land situate, lying and being on the eastern side of Donington Drive, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 52 on plat entitled Kingsgate, made by Piedmont Engineers and Architects, January 9, 1969, recorded in the R.M.C. Office for Greenville County in Plat Book WW, Pages 44 and 45 and having, according to said plat, the following metes and bounds, to-wit:

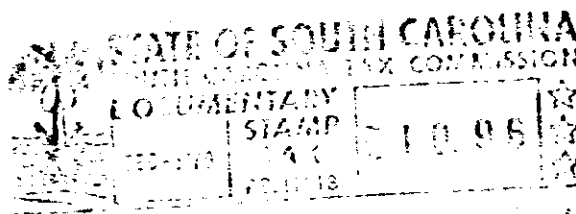
BEGINNING at an iron pin on the eastern side of Donington Drive at the joint front corner of Lots Nos. 52 and 53 and running with the common line of said Lots N. 75-15 E., 190 feet to an iron pin; thence N. 14-51 W., 125.0 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence with the common line of said Lots S. 75-15 W., 190 feet to an iron pin on the eastern side of Donington Drive; thence with the eastern side of Donington Drive S. 14-51 E., 125 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Jack E. Shaw Builders, Inc. recorded in the R.M.C. Office for Greenville County on December 29, 1975, in Deed Book 1029, Page 424.

This mortgage is junior in lien to that certain mortgage executed in favor of North Carolina National Bank, recorded in the R.M.C. Office for Greenville County on December 29, 1975, in Real Estate Mortgage Book 1356, Page 821.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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