

FILED
S. C.
1 30 PM '80
GREENVILLE

Real Estate Mortgage

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 22nd day of March, 19 80 by KENNETH A. PENSMITH
and MILDRED A. PENSMITH-----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 Seventeen Thousand Eight Hundred Ninety-Eight
and 02/100
(\$ 17,898.02) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in
120 consecutive monthly instalments of Two Hundred Eighty-Three and 30/100-----
(\$ 283.30) Dollars each, the first instalment being due April 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, located,
lying and being in Grove Township, County of Greenville,
State of South Carolina, being known and designated as Lot
No. 41, Section 2, as shown on plat of Belle Terre Acres,
dated March 10, 1975, and having, the following metes and
bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lot 40 on
the Southern side of Lake El Je Ma Drive and running thence,
along said Drive S. 77-53 E., 172.6 feet; thence S. 11-56
W., 176.38 feet to an iron pin on Lake El Je Ma Drive;
thence running along said Lake N. 74-10 W., 70 feet; thence
N. 84-11 W., 91.5 feet; thence running along line of Lot 40
N. 8-12 E., 182.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein
by deed of Brian L. DeMary and Belinda W. DeMary recorded
in the Greenville County RMC Office in Deed Book 1122 at
Page 871 on the 27th day of March, 1980.

A right-of-way easement is reserved across this lot for Duke
Power Company utility service to other property of James W.
Mahon located on the Eastern side of said lot.

[Faint circular stamp or signature area]

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

0073

4328 RV-2