

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

S. C.

BOOK 1500 PAGE 153

MORTGAGE OF REAL PROPERTY

PM '80

THIS MORTGAGE made this 31st WESLEY day of March, 19 80,  
among Peter J. Stathakos and Martha W. Stathakos (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  
Sixty-Nine Hundred and No/100 (\$ 6,900.00), the final payment of which  
is due on 15 April 19 90, 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 County of Greenville,  
State of South Carolina, on the northeastern side of Merrifield Drive, being known and des-  
ignated as Lot No. 6 as shown on plat entitled Merrifield Park, dated October, 1967, prepared  
by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, S. C., in Plat  
Book "000", at Page 177, and having, according to said plat, the following metes and bounds,  
to wit:

BEGINNING at an iron pin on the northeastern side of Merrifield Drive at the joint front  
corner of Lots Nos. 5 and 6 and running thence with the common line of said lots, N. 55-  
42 E. 220 feet to an iron pin; thence running S. 49-02 E. 40.1 feet to an iron pin at the  
joint rear corner of Lots Nos. 6 and 7; thence running with the common line of said lots,  
S. 29-32 W. 232.2 feet to an iron pin on the northeastern side of Merrifield Drive; thence  
running with the curve of Merrifield Drive, the following courses and distances: N. 53-36 W.  
49.5 feet to an iron pin; thence N. 40-44 W. 49.5 feet to an iron pin; thence N. 34-18 W.  
46 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of  
William H. Campbell and Phyllis B. Campbell, dated 7 April 1980, to be recorded herewith.

This is a second mortgage, second in priority only to that certain mortgage from mortgagors  
to Fidelity Federal Savings and Loan Association, dated 7 April 1980.

MORTGAGEE'S MAILING ADDRESS: Piedmont East, Suite 400, 37 Villa Road, Greenville, S. C. 29615.

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 and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note  
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal  
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-  
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor  
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,  
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of  
said mortgagee.

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