

GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA) AUG 15 11 12 AM '80
COUNTY OF GREENVILLE) DONNIE S. TANKERSLEY
R.M.C.

SECOND MORTGAGE
BOOK 111 PAGE 225
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 12th day of August, 19 80,
among Carl H. Von Tschammer and Martine (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-four Thousand Three Hundred Dollars (\$ 24,300.00), the final payment of which
is due on September 15 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 certain piece, parcel or lot of land with the buildings and
improvements thereon lying and being on the easterly side of Heatherbrook
Road, near the City of Greenville, South Carolina, being known and
designated as Lot No. 10 on plat entitled Foxcroft, Section I, as
recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book 4F, pages 2, 3, and 4, and having according to said plat the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Heatherbrook Road, said
pin being the joint front corner of Lots 9 and 10 and running thence with
the common line of said Lots S. 82-56 E. 165 feet to an iron pin, the
joint rear corner of Lots 9 and 10; thence N. 7-04 E. 158 feet to an
iron pin on the southerly side of King George Road; thence with the southerly
side of said Road N. 83-50 W. 140 feet to an iron pin at the intersection
of Heatherbrook Road and King George Road; thence S. 51-38 W. 35.6 feet
to an iron pin on the easterly side of Heatherbrook Road; thence with the
easterly side of Heatherbrook Road S. 7-04 W. 130.4 feet to an iron pin,
the point of BEGINNING.

DERI: Deed of Mary B. McLean
Recorded in Deed 1041 - 291
on Aug 16, 1974

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:

- 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.
- 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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