

37 Villa Road, Greenville, SC 29615
STATE OF SOUTH CAROLINA) FILED
COUNTY OF GREENVILLE) GREENVILLE CO. S. C.
AUG 21 11 36 AM '80

1512 160
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 20th DAY of August, 1980, by and between DONNIE S. TANKERSLEY, R. Day of August, 1980, among Roy D. Hincemon and Jane B. Hincemon (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 September 15, 1990, 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 triangular piece, parcel or lot of land lying, being and situate on Roe Street and Finley Avenue in the City of Greer, Chick Springs Township, County and State aforesaid, being shown and designated as Lot No. 1 on plat entitled "Property of Elizabeth E. Taylor", prepared by John A. Simmons, RLS, dated December 21, 1962, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Roe Street and Finley Avenue and running thence along and with the eastern side of Roe Street, S. 1-10 E. 262.8 feet to a point at the joint front corners of Lots Nos. 1 and 2, as shown on the aforesaid plat; thence running along and with the joint front property line of said two lots, N. 88-50 E. 152.6 feet to an iron pin on the western side of Roe Street (another iron pin back on line at 147.6 feet); thence running along and with the western side of Roe Street, N. 31-16 W. 304 feet to the beginning point. For a more particular description, see aforesaid plat.

This being the same property conveyed to the mortgagors herein by deed of Elizabeth E. Taylor dated August 31, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 13, 1977 in Deed Volume 1064 at Page 705.

This mortgage is second and junior in lien to that mortgage given to Elizabeth E. Taylor recorded in the R.M.C. Office for Greenville County, South Carolina, on September 13, 1977 in Mortgages Book 1409 at Page 726 in the original amount of \$24,475.00.

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 mortgagee 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.