

37 Villa Road, Greenville SC 29615

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.

1529 799  
MORTGAGE OF REAL PROPERTY

OCT 13 11 43 AM '80  
THIS MORTGAGE made this 15th day of OCTOBER, 19 80,  
among Elizabeth Craig Page (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 Seven Thousand, Five Hundred and No/100- (\$ 7,500.00), the final payment of which is due on November 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 improvements thereon in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 38 of the Property of Central Realty Corporation according to a plat of record in the R.M.C. Office for Greenville County in Plat Book EEE at Page 108, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Penarth Drive at the joint front corner of Lots 37 and 38 and running thence with the Southeastern side of Penarth Drive N. 50-15 E. for 75 feet to a point; thence N. 54-05 E. for 75 feet to a point; thence following the curvature of the intersection of Penarth Drive with Fairfax Drive and Rainbow Drive (the chord of which is S. 83-55 E. for 43.4 feet) to a point; thence with the Western side of Rainbow Drive S. 20-15 E. for 103.6 feet to a point at the joint front corner of Lots 38 and 39; thence S. 59-49 W. for 143.9 feet to a point at the joint rear corner of Lots 38 and 39; thence N. 41-40 W. for 110 feet to the point of beginning.

This is the same property conveyed to the mortgagor as follows: by deed of Central Realty Corporation to William E. Page and Elizabeth C. Page recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 760 at Page 541; and by deed of William E. Page to Elizabeth Craig Page conveying his interest in the property dated February 12, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 22, 1973 in Deed Volume 968 at Page 92.

This mortgage is second and junior in lien to that mortgage given to Central Realty Corporation in the original amount of \$11,000.00 recorded in the R.M.C. Office for Greenville County, South Carolina, on October 30, 1964 in Mortgages Book 976 at Page 541.

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 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 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.