

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

S. C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 8th day of December, 19 80,  
among Douglas R. Holbrook and Weslie Renee Holbrook (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  
Five Thousand, Seven Hundred and No/100----- (\$ 5,700.00-----), the final payment of which  
is due on December 15 19 85, 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 situate, lying and being near the City  
of Greenville, County of Greenville, State of South Carolina, known and designated as  
Lot 7 of the Subdivision known as Sevier Court, according to plat by C. C. Jones,  
dated February 29, 1956, recorded in the R.M.C. Office for Greenville County, South  
Carolina, in Plat Book EE at Page 180 and having according to said plat the following  
metes and bounds:

BEGINNING at a point on the Southern edge of Sevier Court at the joint front corner  
of Lots 7 and 8 and running thence along a line of Lot 8 S. 1-50 W. 125 Feet to a  
point; thence S. 88-10 E. 65 feet to a point; thence along a line of Lot 6 N. 1-50  
E. 109.9 feet to a point on the Southern edge of Sevier Court; thence along the curved  
edge of Sevier Court, the chord of which is N. 69-47 W. 48 feet to a point; thence  
continuing along the Southern edge of Sevier Court N. 88-10 W. 19.3 feet to the  
beginning corner.

This being the same property conveyed to the mortgagors herein by deed of William C.  
Sheehan dated September 20, 1977 and recorded in the R.M.C. Office for Greenville  
County, South Carolina, on September 28, 1977 in Deed Volume 1065 at Page 692.

This mortgage is second and junior in lien to that mortgage given in favor of  
C. Douglas Wilson and Company recorded in the R.M.C. Office for Greenville County,  
South Carolina, in Mortgage Book 1192 at Page 417, with an assumption balance of  
\$11,531.28 on September 20, 1977.

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 mortgagor. 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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DECEMBER 15 1980

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