

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)
Dalla Rd, Greenville

FILED
GREENVILLE CO. S. C.
APR 15 4 35 PM '81

BOOK 1538 PAGE 392

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 9th ~~9th~~ day of APRIL ~~APRIL~~, 19 81,
among Conyers Norwood ^{R.M.C.} (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-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$23,500.00), the final payment of which
is due on April 15 19 91, 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 lying, being and
situate in the City and County of Greenville, State of South Carolina,
on the southwest side of East Prentiss Avenue, formerly called
Prentiss Avenue, and being known and designated as Lot No. 17 of
Block "D" as shown on a plat entitled "Property of Cagle Park
Company" made by R. E. Dalton, Engineers, Juen, 1915, and re-
corded in the RMC Office for Greenville County in plat Book
C, at Page 238, and having, according to the said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of East Prentiss
Avenue at the corner of Lot No. 16 and running thence with the
line of Lot No. 16, S. 33-10 W. 158.4 feet to an iron pin on a
fifteen (15) foot alley; thence with said alley, N. 56-28 W.
19 feet; thence still with said alley along a curved line approx-
imately N. 62-18 W. 41 feet to an iron pin, corner of Lot No.
08; thence with line of Lot No. 18, N. 33-30 E. 150.1 feet to
an iron pin on East Prentiss Avenue; thence with said Avenue,
S. 68-40 E. 8.7 feet to an iron pin; thence still with said
Avenue, S. 68-19 E. 51.3 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of
Edwin L. Chesnutt recorded in the RMC Office for Greenville
County, S.C. on January 10, 1979 in Mortgage Book 1095 at Page 117.

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.

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