

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PM '81  
S. C.  
SLESLEY

200 1515 916  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 25th day of June, 19 81,  
among Donald C. Krause and Eleanor E. Krause (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  
Eighteen Thousand Dollars (\$ 18,000.00), the final payment of which  
is due on July 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 in Butler Township, Greenville County,  
State of South Carolina, near and east of the City of Greenville, and being known  
and designated as Lot 44 of a subdivision known as Terra Pines Estates, Section 4,  
a plat of which is of record in the RMC Office for Greenville County in Plat Book 000,  
Page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Doyle Drive at the joint corner of  
Lots 44 and 45 and running thence with the southeastern side of Doyle Drive N 39-45  
E 235 feet to a point at the joint front corner of Lots 43 and 44; thence S 50-15 E  
200 feet to a point at the joint rear corner of Lots 43 and 44; thence S 37-21 W  
235.2 feet to a point at the joint rear corner of Lots 44 and 45; thence N 50-15 W 210  
feet to a point on the southeastern side of Doyle Drive, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of  
H. J. Martin and Joe O. Charping as recorded in the RMC Office for Greenville County,  
South Carolina in Deed Book 844, Pate 546, on May 24, 1968.

THIS mortgage is junior and second in lien to that certain note and mortgage given  
to Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan  
Association) as recorded in the RMC Office for Greenville County, South Carolina,  
in Mortgage Book 1093, Page 236 on May 24, 1968.



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 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.