

STATE OF SOUTH CAROLINA ) FILED  
 ) GREENVILLE CO. S. C.  
 COUNTY OF GREENVILLE ) JUL 26 10 25 AM '81  
 ) DONNIE S. TANKERSLEY  
 ) R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 1st day of July, 1981, by John A. Warthman and Kay A. Warthman hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Six Thousand One Hundred Twenty-Five and No/100 (\$ 6,125.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Four and 52/100 (\$ 104.52 ) Dollars each, the first instalment being due August 15, 1981, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 51 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1008, at Pages 527-611 and survey and plot plan recorded in Plat Book 5-H, at Page 48.

This is the same property conveyed to the Mortgagors herein by deed of Thomas Howard Suitt, Jr., dated May 27, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1059, at Page 172, on June 23, 1977.

It is specifically understood and agreed that failure of Mortgagors to comply with the terms and conditions of the Trentwood Horizontal Property Regime as set forth in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1008, at Pages 527-611, shall constitute a condition of default under the terms of the within mortgage.

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STATE OF SOUTH CAROLINA  
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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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