

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FIRST UNION GR... 28288  
CHARLOTTE, NC

FILED O. S. C.

BOOK 1554 PAGE 76

SEP 22 10 26 AM '81

JOHN BANKERSLEY  
R.M.C. MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 28th day of September, 19 81,  
among Richard C. Hitch and Janice P. Hitch (formerly Janice P. Culpepper)  
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  
Sixteen Thousand and No/100 (\$ 16,000.00), the final payment of which  
is due on October 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:

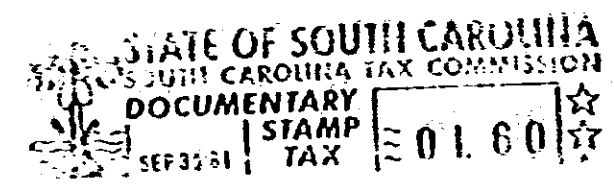
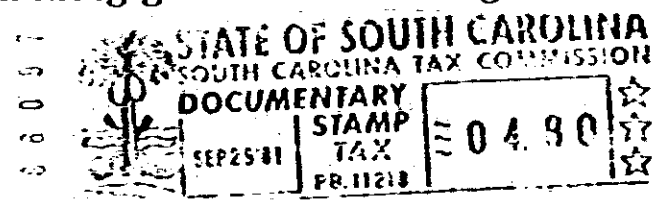
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in  
hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys,  
assigns and releases to Mortgagee, its successors and assigns, the following described premises located in  
Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County  
of Greenville on the northwestern side of Longstreet Drive and being known and designated  
as Lot 51 on plat of Devenger Place, Section No. 1, which plat is recorded in the RMC  
Office for Greenville County, South Carolina in Plat Book 4-X at Page 79 and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Longstreet Drive at the joint corner  
of Lots 50 and 51 and running thence along Lot 50, N. 58-16 W., 183.4 feet to an iron pin;  
thence S. 45-08 W., 25.7 feet to an iron pin; thence along the line of Lot 82, S. 24-10 E.,  
195.1 feet to an iron pin on the northwestern side of Longstreet Drive; thence with the curve  
of Longstreet Drive (the chord being N. 54-54 E., 70 feet) to an iron pin; thence continuing  
with the curve of said Drive, (the chord being N. 31-56 E., 70 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Patrick M. Dunbar  
and Beverly B. Dunbar recorded in the RMC Office for Greenville County on October 18, 1977  
in Deed Volume 1066 at Page 962.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal  
Savings & Loan Association recorded in the RMC Office for Greenville County on October 18,  
1977 in Mortgages Book 1413 at Page 247 in the original amount of \$44,750.00.



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.

SECTO --- 1 SE3081 811

4. MORTGAGE

4328 RV-2

0076