

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGE OF REAL PROPERTY

RECORDED  
JUL 13 4 52 PM '82  
S. C.

THIS MORTGAGE made this 14th day of July, 19 82,  
among Robert C. Sims and Carolyn K. Sims (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  
Nineteen Thousand, Nine Hundred and No/100 (\$ 19,900.00), the final payment of which  
is due on August 1 19 92, 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 lot of land with the buildings and improvements thereon, situate  
on the Northeast side of Vista Drive near the City of Greenville, in  
Greenville County, S. C. being shown as Lot 19 on Plat of Section 2 of  
Pinehurst made by J. Mac Richardson, Surveyor, April 1960, recorded in  
the RMC Office for Greenville County, S. C. in Plat Book MM at Page 153,  
said lot fronting 97.4 feet along the Northeast side of Vista Drive,  
running back to a depth of 175 feet on the Southeast side to a depth of  
157.4 feet along the Northwest side and being 90 feet across the rear.

THIS is the same property conveyed to the mortgagors herein by deed of  
Everette C. Rampey and Sarah B. Rampey, dated August 2, 1966, recorded  
in the RMC Office for Greenville County, S. C. on August 4, 1966 in Deed  
Book 803 at Page 347.

THIS mortgage is second and junior in lien to that mortgage given in  
favor of General Mortgage Company (now Cameron Brown Company) in the  
original amount of \$18,250.00 which mortgage was recorded in the RMC  
Office for Greenville County, S. C., on July 13, 1962 in Mortgage Book  
895 at Page 399.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
JUL 13 1982  
PA 1128  
07.06

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 Note(s) secured by lien(s) having priority over Mortgagee's within described lien in the amounts, in the  
manner and at the places set forth therein. This mortgage secures payment of said Mortgagee's 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.

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