

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

BOOK 1577 PAGE 429  
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 2nd day of August, 19 82,  
among D. V. & Sylvia M. Hancock (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 Thousand and No/100 (\$ 20,000.00), the final payment of which  
is due on August 15, 19 92, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference:

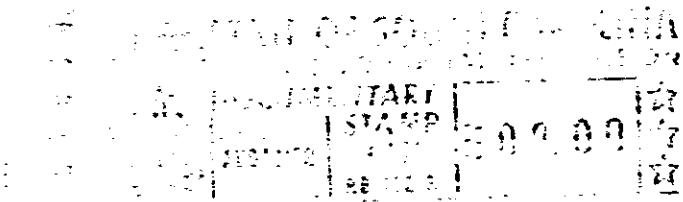
AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest  
thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the  
Note and this Mortgage by the conveyance of the premises hereinafter described:

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 certain piece, parcel or lot of land, with all improvements  
thereon, situate, lying and being in the State of South Carolina, County  
of Greenville, being shown and designated as Lot No. 7 Maple Rock Court,  
on plat of HOLLY TREE PLANTATION, PHASE II, SECTION II, made by  
Piedmont Engineers and Architects, Surveyors, dated January 10, 1974,  
and recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Plat Book 5-D, at pages 47 and 48, reference to which is hereby  
made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagors by deed of Holly  
Tree Plantation, A Limited Partnership, dated August 11, 1978, and  
recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Deed Book 1085, at page 184.

This is a second mortgage, being junior in lien to that certain mort-  
gage to First Federal Savings and Loan Association recorded in Mortgage  
Book 1441, at page 100.



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.

3  
2  
4  
1  
0

4328 RV-2