

0037

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C. 825718 VOL 1460 PAGE 342 4/19
MAR 21 3 33 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 21st day of March, 19 79,
among Tosny Lee Sizemore (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
Six Thousand Five Hundred and No/100----- (\$ 6,500.00), the final payment of which
is due on April 15 19 89, 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
THIS is the same property as that conveyed to the Mortgagor herein by deed from
Robert H. Wynne, Jr., dated March 20, 1979 and recorded in the RMC Office for
Greenville County on March 21, 1979.

THIS is a second mortgage lien subject to that certain first mortgage given to
Wade H. Ridgeway recorded in the RMC Office for Greenville County in Mortgage Book
1445 at Page 456 on September 27, 1978, in the original amount of \$3,500.00.

THE mailing address of the Mortgagee herein is: 37 Villa Road, Piedmont East, Suite 109,
Greenville, S. C.

FIRST UNION MORTGAGE CORPORATION
August 15, 1979

BY: Donnie S. Tankersley
Vice President

WITNESS Donnie S. Tankersley

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 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 shall pay all taxes, charges and assessments which may become a lien upon the
premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to
Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date
of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the
whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its
successors and assigns, without notice become immediately due and payable.

FUMC 120 SC 12-76

BRISSEY, LATHAN, FAYSSOUX SMITH & BARBARE, P. A.

REC-1000

AUG 22 1979

6306

DOCUMENTARY
STAMP
TAX
02.65

FILED
AUG 22 1 16 PM '79
R.M.C.

2.0001

GCTC --- 1 AU22 79 1038

4328 RV-2