

37 Villa Rd., Greenville, SC GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA ) Mar 27 2:01 PM '79  
COUNTY OF GREENVILLE )

CONNIE S. TANKERSLEY  
R.H.C.

825719 VOL 1460 PAGE 973 1/1  
MORTGAGE OF REAL PROPERTY  
VOL 68 PAGE 1232

THIS MORTGAGE made this 21st day of March, 1979,  
among Tommy L. Farr (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  
Five Thousand, Two Hundred and No/100----- (\$ 5,200.00 ), the final payment of which  
is due on April 15 19 89, together with interest thereon as  
the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Ronald E.  
Lavender and Jean K. Lavender, dated March 23, 1978, recorded in the RMC Office for  
Greenville County, S.C. on March 23, 1978 in Deed Book 1075 at Page 787.

THIS mortgage is second and junior in lien to that mortgage given to South Carolina  
Federal Savings & Loan Association in the amount of \$28,000.00, which mortgage was  
recorded in the RMC Office for Greenville County, S.C. on March 23, 1978 in Mortgage  
Book 426 at Page 702.

FILED  
MAR 27 1979  
S.C.

PAID AND FULLY SATISFIED 12233  
FIRST UNION MORTGAGE CORPORATION  
October 5, 1979  
By *James E. Meyer*  
Vice President  
Witness *Patricia Walker*

DOCUMENTARY  
RECORDED  
MAR 27 1979  
PB 12233

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.

1232

4328 RV-2