

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
AUG 15 3 13 PM '79
DORRIS S. TANKERSLEY
R.H.C.

Vol 1477 Page 133

MORTGAGE OF REAL PROPERTY
BOOK 13 PAGE 321
825839

THIS MORTGAGE made this 9th day of August, 1979, among Allen J. Messer and Allendia Gail Messer (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 Twelve Thousand, Three Hundred and No/100 (\$ 12,300.00), the final payment of which is due on August 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 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 piece, parcel or lot of land with the buildings and improvements thereon located on the Northwestern side of Crestmore Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 37 on a plat entitled "Grand View" by Woodward Engineering Company dated March 1957 and recorded in the R.H.C. Office for Greenville County, South Carolina, in Plat Book KK at Page 93 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Crestmore Drive at the joint front corner of Lot No. 36 and running thence with the joint line of said Lot N. 15-43 W. 160 feet to an iron pin on the line of property now or formerly belonging to Graceland Cemetery; thence with the line of said cemetery property N. 74-17 E. 64 feet to an iron pin at the joint rear corner of Lot No. 38; thence with the joint line of said lot S. 15-43 E. 160 feet to an iron pin on the Northwestern side of Crestmore Drive; thence with the Northwestern side of Crestmore Drive S. 74-17 W. 64 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Jim L. Bennefield and Wilma Bennefield dated August 19, 1966 and recorded in the R.H.C. Office for Greenville County, South Carolina, on August 19, 1966, in Deed Volume 804 at Page 346.

This mortgage is second and junior in lien to that mortgage given to Cameron Brown Company recorded in the R.H.C. Office for Greenville County, South Carolina, on March 19, 1965, recorded in Mortgage Book 989, Page 177, by Jim L. Bennefield and Wilma Bennefield. Said mortgage was assumed by the mortgagors herein as shown in Deed Volume 804, page 346. 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).

FILED
GREENVILLE CO. S. C.
FEB 9 10 43 AM '81
DORRIS S. TANKERSLEY
R.H.C.

FEB 9 1981
BY: [Signature]
Vice President
FIRST UNION MORTGAGE CORPORATION

