

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.

825731  
VCL 1462 PAGE 933 4/30  
MORTGAGE OF REAL PROPERTY  
BOOK 74 PAGE 695

APR 12 10 55 AM '79  
BONNIE S. TANKERSLEY

THIS MORTGAGE made this 6th day of April, 1979, among Arthur Woo, Jr., and Barona M. Woo (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 and no/100----- (\$ 6,000.00 ), the final payment of which is due on April 15, 1980, parcel of 100 or 1980 land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 63 on plat of McSwain Gardens, recorded in Plat Book GG at Page 75 in the RMC Office for Greenville County; said lot fronting 100 feet on McSwain Drive.

For deed into mortgagors, see deed from William D. Gilmore, Jr. and Janice Fant Gilmore, dated April 16, 1974, and recorded April 17, 1974, in Deed Book 997 at page 263.

Mortgagee's mailing address is: Piedmont East Office Building  
Villa Road  
Greenville, SC 29607

35314

CARTER, SMITH, JOHNSON & REYNOLDS

PAID AND FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION  
6/18/81  
BY: *[Signature]*  
Vice President  
WITNESS: *[Signature]*

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.

FUVC 120 SC 12-78

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