

37 Villa Road, Greenville, SC 29615
STATE OF SOUTH CAROLINA, GREENVILLE CO. S.C.
COUNTY OF GREENVILLE
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825916 BOOK 1487 PAGE 823
MORTGAGE OF REAL PROPERTY
BOOK 74 PAGE 1197

THIS MORTGAGE made this DONNIE E. TANKERSLEY day of November, 19 79,
among Stephen H. Marks and Eve W. Marks (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
Seven Thousand, Nine Hundred and No/100 (\$ 7,900.00), the final payment of which
is due on November 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 of lot of land situate, lying and being in the County of
Greenville, State of South Carolina, on the southeastern side of Canebrake Drive
and being known and designated as Lot No. 52 of a Subdivision known as CANEBRAKE
I as shown on plat thereof prepared by Enwright Associates, dated August 18, 1975,
revised October 6, 1975, and recorded in the R.M.C. Office for Greenville County
in Plat Book 5-D at Page 96 and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Canebrake Drive, joint front
corner of Lots 52 and 53 and running thence S. 27-23 E. 160.51 feet to an iron pin;
running thence S. 67-05 W. 95 feet to an iron pin; running thence N. 23-49 W. 155.0
feet to an iron pin on the southeastern side of Canebrake Drive; running thence with
the southeastern side of Canebrake Drive, N. 63-41 E. 85.01 feet to the point of
beginning.

This is the same property conveyed to the mortgagors herein by deed of Verna G. Howard
to be recorded herewith.

This mortgage is second and junior in lien to that mortgage given to First Federal
Savings and Loan Association by Verna G. Howard dated March 30, 1979 and recorded
in the R.M.C. Office for Greenville County on March 30, 1979 in Mortgages Book
1461 at Page 425, in the original amount of \$47,000.00.

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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 who may claim.

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 Mortgagee 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.

JUL 15 1981
CORRECTION TO WILKINS & WILKINS ATTORNEYS

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PAYED IN FULL SATISFIED
FIRST UNION MORTGAGE CORPORATION
11-13-81

William H. ...
Vice President
...
Witness