

37 Villa Road, Greenville, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) FILED
GREENVILLE CO. S. C.

BOOK 1527 PAGE 391
MORTGAGE OF REAL PROPERTY
BOOK 82 PAGE 80

THIS MORTGAGE made this 8th day of December, 1980,
among Douglas R. Holbrook and Wesley Rence (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, Seven Hundred and No/100 (S 5,700.00), the final payment of which
is due on December 15, 1985, together with interest thereon as
provided in said Note, the complete provisions whereof are incorporated herein by reference:

This being the same property conveyed to the mortgagors herein by deed of William C.
Sheehan dated September 20, 1977 and recorded in the R.M.C. Office for Greenville
County, South Carolina, on September 28, 1977 in Deed Volume 1065 at Page 692.

This mortgage is second and junior in lien to that mortgage given in favor of
C. Douglas Wilson and Company recorded in the R.M.C. Office for Greenville County,
South Carolina, in Mortgage Book 1192 at Page 417, with an assumption balance of
\$11,531.28 on September 20, 1977.

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 an interest therein.

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 and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note
obligation herewith secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of
said mortgagee.

FLAC 125 SC REV 1077

*Created by
Dennis S. Lusk
10/28*

GREENVILLE FILED 10/27 AM '80
DUG 24 10 19 AM '83
DONNIE KERSLEY

AUG 24 1983 6414

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FIRST UNION MORTGAGE CORPORATION
Vice President
WITNESS

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