

37 Villa Road, Suite 400
Greenville, SC 29615

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

023-826170
FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL PROPERTY

BOOK 1522 PAGE 333

THIS MORTGAGE made this 28th day of October, 1980, at 10:44 AM '80, together with interest thereon as is due on November 15, 1990, along Lancelot Drive N. 52-13 E. 35 feet to an iron pin, to point of beginning. This being the same property conveyed to the Mortgagors herein by deed of J. E. Meadors dated October 12, 1972, recorded in the RMC Office for Greenville County in Deed Volume 960 at page 95 on November 9, 1972.

among Allen F. and Carole A. Cantrell (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 Twenty-five Thousand and No/100----- (\$ 25,000.00), the final payment of which is due on November 15, 1990, together with interest thereon as

along Lancelot Drive N. 52-13 E. 35 feet to an iron pin, to point of beginning. This being the same property conveyed to the Mortgagors herein by deed of J. E. Meadors dated October 12, 1972, recorded in the RMC Office for Greenville County in Deed Volume 960 at page 95 on November 9, 1972.

This mortgage is second and junior to that certain mortgage given by J. E. Meadors to Fidelity Federal Savings & Loan in the original amount of \$29,600.00 dated and recorded in the RMC Office for Greenville County on October 16, 1969 in Mortgage Book 1139 at page 589. Said mortgage being assumed by the Mortgagors herein as shown by that certain Modification and 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 all 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.

FUMC 120 SC 12-76

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20 OCT 28 1980

BY: RALPH E. RICHARDSON, VICE PRES

WITNESSES: *Donnie S. ...*

10 28 1980