

37 Villa Rd., Greenville, SC  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED 23 5 25 706 VOL 1403 PAGE 349 #24  
GREENVILLE CO. S. C.

APR 16 9 54 AM '79

MORTGAGE OF REAL PROPERTY

BOOK 87 PAGE 4283

DONNIE S. TANKERSLEY

April 1979

THIS MORTGAGE made this 6th day of April, 1979, among Leah W. Phillips (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 Two Thousand, Seven Hundred & no/100 (S 2,700.00), the final payment of which is due on April 15, 1986, 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 lot of land with the buildings and improvements thereon situate on the West side of Lanneau Drive, in the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 50 on plat of Lanneau Drive, Highlands, made by Dalton & Neves, Engineers, August, 1937, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, pages 288 and 289, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Lanneau Drive, at joint front corner of Lots 49 and 50, and running thence with the line of Lot 49, N. 79-49 W. 130.9 feet to an iron pin; thence N. 10-11 E. 50 feet to an iron pin; thence with line of Lot 51, S. 79-49 E. 153.7 feet to an iron pin on the West side of Lanneau Drive; thence along the West side of Lanneau Drive, S. 3-13 W. 50.4 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Leah W. Phillips, Bradhan, Jr. and Marilyn Jane H. Bradhan, dated January 17, 1958, recorded in the RMC Office for Greenville County, S.C. on January 20, 1958 in Deed Book 521 at Page 11.

THIS mortgage is second and junior in lien to that mortgage given to Cameron-Brown Company in the amount of \$2464.97, which mortgage was recorded in the RMC Office for Greenville County, S.C. on October 11, 1972 in Mortgage Book 1253 at Page 21.

PAID AND FULLY SATISFIED  
FIRST UNION MORTGAGE CORPORATION

BY: *Ralph E. Richardson*  
RALPH E. RICHARDSON, VICE PRES  
WITNESS: *Alvin M. Marshall*

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).