

37 Villa Road, Greenville, SC 29615
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S. C.
NOV 6 12 33 PM '80
SONNIE S. TANKERSLEY
R.M.C.

826176 BOOK 1523 PAGE 697
BOOK 15 PAGE 47
MORTGAGE OF REAL PROPERTY
Release

THIS MORTGAGE made this 6th day of November, 19 80,
among Marclyn J. Ellison and Teresa M. Ellison (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
Four Thousand, Six Hundred and 10/100 (\$ 4,600.00), the final payment of which
is due on November 15, 19 90, together with interest thereon as

This is the same property conveyed to the mortgagors herein by deed of Clyde Henry Coker
dated July 23, 1978 and recorded in the R.M.C. Office for Greenville County, South
Carolina, on August 8, 1978 in Deed Volume 1084 at Page 922.

DEC 30 1980 15930
This mortgage is second and junior in lien to that mortgage given in favor of Collateral
Investment Company in the original amount of \$28,900.00 recorded in the R.M.C. Office
for Greenville County, South Carolina, on August 8, 1978 in Mortgages Book 1440, at
Page 689.

FIRST UNION MORTGAGE CORPORATION
11-22-80
M. J. Hays
Vice President
Together with all fixtures, furniture, furnishings, hereditaments and appurtenances to said premises
existing, or in anywise incident or appertaining, including but not limited to all buildings, improvements,
structures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or
appliances 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
whol 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.

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