

RETURN SATISFACTION TO: Robert A. Clay, FILED

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE CO. S.C. 826016 BOOK 1498 421

FEB 20 10 21 AM '80

MORTGAGE OF REAL PROPERTY
BOOK 80 PAGE 1950

DONNIE S. TANKERSLEY
20th R.M.C. day of February

19 80

THIS MORTGAGE made this _____ among Robert A. Ridgill, III & Carolyn H. Ridgill (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 Twelve Thousand and No/100----- (\$ 12,000.00), the final payment of which is due on March 15 19 90, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

THIS is the same property as that conveyed to Carolyn H. Ridgill by deed from James M. McCorkle and Mildred O. McCorkle recorded in the RMC Office for Greenville County in Deed Book 1072 at Page 4 on January 16, 1978.

THIS is a second mortgage subject to that certain first mortgage to United Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1422 at Page 846 on February 8, 1978, in the original amount of \$30,000.00.

THE mailing address of the Mortgagee herein is Piedmont East, Suite 109, 37 Villa Road, Greenville, South Carolina 29615.

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 Mortgagee 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 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.

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Robert Clay
JUN 7 1983

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FIRST UNION MORTGAGE CORPORATION

By: *[Signature]* Vice President
Witness: *[Signature]*

