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STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

FILED GREENVILLE CO. S.C. 826008 BOOK 1498 261
FEB 22 3 17 PM '80 MORTGAGE OF REAL PROPERTY
DONN E. S. TANKERSLEY BOOK 81 PAGE 709
R.M.C.

THIS MORTGAGE made this 15th day of February, 1980,
among Robert E. and Daphne P. Triplett (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 Thousand and 00/100 (\$ 20,000.00), the final payment of which
is due on February 15, 1980, 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
therewith together with any future advances and to ensure the performance of the undertakings prescribed in the
lots, N. 46-36 E. 223.7 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Franklin
Enterprises, Inc. recorded July 3, 1978 in Deed Book 1082, at page 440 in the
RMC Office for Greenville County.

LAW OFFICES
Mitchell & Atrial
111 Main Street
Greenville, S.C. 29601

PAID AND FULLY SATISFIED
JUL 6 1983
FIRST UNION MORTGAGE CORPORATION
MORTGAGEE'S ADDRESS:
Piedmont East BY: *[Signature]*
Suite 109 Vice President
37 Villa Road WITNESS: *[Signature]*
Greenville, S.C. 29615

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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 whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

- 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.
- 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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