

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FIRST UNION GREENVILLE CO. S.C. 28288  
CHARLOTTE, NC

FILED

CO. S.C.

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BOOK 1554 PAGE 76

SEP 28 10 26 AM '91

DOHNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL PROPERTY

BOOK 81 PAGE 1909

THIS MORTGAGE made this 28th day of September, 19 81,  
among Richard C. Hitch and Janice P. Hitch (formerly Janice P. Culpepper)  
(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  
Sixteen Thousand and No/100 (\$ 16,000.00 ), the final payment of which  
is due on October 15 19 91, together with interest thereon as  
provided in said Note, the complete provisions whereof are incorporated herein by reference;  
in Deed Volume 1066 at Page 962.

This mortgage is second and junior in lien to that mortgage given in favor of First Federal  
Savings & Loan Association recorded in the RMC Office for Greenville County on October 18,  
1977 in Mortgages Book 1413 at Page 247 in the original amount of \$44,750.00.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
SEP 25 91  
PB. 11218  
64.30

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
SEP 25 91  
PB. 11218  
91.60

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 of FIRST UNION MORTGAGE CORPORATION  
will warrant and defend title to the premises against the lawful claims of all persons whomsoever

R. A. GANTT  
Vice President  
WITNESS

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 and pay other Note obligations of mortgagor which are secured by Liens which have priority over the Note  
obligation hereby secured 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 will pay all taxes, assessments, water rates, and other governmental or municipal  
charges, fines, or impositions, for which provision has not been made herein before, and in default thereof the mort-  
gagee may pay the same; and will promptly deliver the official receipts therefor to the mortgagee. If the mortgagor  
fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like,  
then, the entire amount of the debt secured, or intended to be secured, shall forthwith become due, at the option of  
said mortgagee.

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