

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

First Union  
Charlotte, NC S. 28288

BOOK 1556 PAGE 536

OCT 25 2 24 PM '81

MORTGAGE OF REAL PROPERTY

JOHN H. HARRISLEY  
R.M.C.

THIS MORTGAGE made this 26th day of October, 19 81,  
among David W. Stanley and Jane K. Stanley (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, Five Hundred and No/100\*\* (\$ 12,500.00), the final payment of which is due on November 1 19 91, 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:

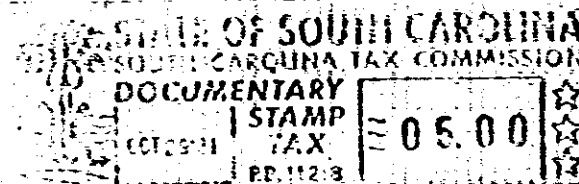
NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located in Greenville County, South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being at the northwestern intersection of Whitehall Street and West Croft Street, City and County of Greenville, South Carolina, and being more particularly shown on a plat entitled "Property of John H. Dyar and Mildred S. Dyar," prepared by Dalton & Neves, Engineers, dated April 1964, said plat being recorded in the RMC Office for Greenville County in Plat Book FFF, at Page 111, and having the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Croft Street (said pin being located N. 85-39 W, 280 feet from the northwestern intersection of Whitehall Street and West Croft Street), and running thence N 1-41 E, 208 feet to an iron pin; thence N 85-39 W, 70 feet to an iron pin; thence S 1-41 W, 208 feet to an iron pin on the northern side of West Croft Street; thence running along with the northern side of West Croft Street, S 85-39 E, 70 feet to the beginning point.

This is the same property conveyed to the mortgagors herein by deed of Larry W. Satterfield and Kathleen A. Satterfield recorded in the RMC Office for Greenville County in Deed Book 1084 at Page 40 dated July 28, 1978.

This mortgage is second and junior in lien to that mortgage given in favor of Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan Association) in the original amount of \$33,300.00 recorded in the RMC Office for Greenville County in Mortgages Book 1439 at Page 525 dated July 28, 1978.



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:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note and any other Note obligations of mortgagor which are secured by Liens which have priority over the Note obligation herewith 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 mortgagee 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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