

37 Villa Rd., Greenville

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DOONIE S. TANKERLEY
R.H.C.

825382 BOOK 73 PAGE 632
PAGE 1415 PAGE 29

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 27th day of October, 1977,
among Margaret S. Martin (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
Five Thousand, Six Hundred and No/100----- (\$ 5,600.00), the final payment of which
is due on November 15, 1987, together with interest thereon as
incorporated herein by reference
in Deed Book 851 at Page 277. On September 9, 1969, Kelly P. Martin, Jr. deeded to
Margaret S. Martin all of his one-half right, title and interest. Said deed is recorded
in the REC Office in Deed Book 875 at Page 381 on September 9, 1969.

FILED
FEE
1981
2003

PAYED AND FULLY SATISFIED
FIRST UNION MORTGAGE CORPORATION
BY: *RE Parker*
Vice President
WITNESS: *Pat Hamilton*

23943

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
02.24

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, 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 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.

FUMC 120 SC 12-76

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