

FILED  
 GREENVILLE, CO. S. C. 825 745 VOL 1404 PAGE 327 1/10  
 STATE OF SOUTH CAROLINA ) APR 25 12 CO FH 79  
 COUNTY OF GREENVILLE )  
 MORTGAGE OF REAL PROPERTY  
 GONNIE S. TANKERSLEY BOOK 76 PAGE 143  
 -R.H.C.

THIS MORTGAGE made this 18th day of April, 19 79,  
 among Edward B. and April M. Sanders (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 One Hundred & No/100---- (\$ 5,100.00), the final payment of which is due on May 15, 1989 19 89, together with interest thereon as provided in said Note, the grant of which is hereby confirmed, together with the joint line of said lots, S. 59-59 W. 200 feet to a point on the eastern side of Vicksburg; thence with said street, the following courses and distances, N. 29-06 W. 39.0 feet, N. 39-58 E. 35.45 feet, and N. 14 W. 35.0 feet to a point, the joint front corner of lots 22 and 23, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Montgomery, Inc., recorded June 11, 1975 in the RMC Office for Greenville County, S. C. in Deed Volume 1019 at page 631.

This mortgage is second and junior in lien to that mortgage given to Fidelity Federal Savings & Loan Assoc., recorded in Book 1341 at page 418. 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 and 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 whatsoever.

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 requires 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.

R.H.C. 128 SC 12-76

GRANT FILED  
 GREENVILLE, CO. S. C.  
 APR 25 1979

15650  
 [Signatures]  
 [Witness Signature]

0143

4328 RV 21