

37 *Union* *RC*  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
CO. S.C. 826363  
BOOK 1515 PAGE 109

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MORTGAGE OF REAL PROPERTY  
BOOK 82 PAGE 44  
GREENVILLE  
S.C.

THIS MORTGAGE made this 19th day of June, 1981  
among James B. Snoddy & Margaret L. Snoddy (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-five Thousand Dollars (\$ 25,000.00 ), the final payment of which is due on July 15, 1991, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

Let it be remembered that the making of said loan, Mortgagor has agreed to secure said debt and interest iron pin; thence continuing along said road S 23-39-58 W 20 feet to the point beginning, containing 5.532 acres, more or less.

DERIVATION: This being the same property conveyed to Mortgagor herein by three deeds of Jane Stewart Wallace as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1060; Page 641-646 on July 15, 1977.

THIS mortgage is junior and second in lien to that certain note and mortgage given by Mortgagor herein to First Federal Savings & Loan Association of Greenville, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1480, Page 250, on Dec. 12, 1977.

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 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.
- 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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FIRST UNION MORTGAGE CORPORATION  
8-17-81  
Vice President

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