

37 Villa Road, Greenville, SC 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

73 826233 BOOK 1530 PAGE 988
FILED
GREENVILLE S.C.
MORTGAGE OF REAL PROPERTY
BOOK 85 PAGE 410

JAN 27 12 04 PM '81
THIS MORTGAGE made this 23rd DAY of January, 1981,
among Byron E. Sem and Rebecca E. Sem (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
Four Thousand, Five Hundred and No/100 (\$ 4,500.00-----), the final payment of which
is due on February 15 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
this being the same property conveyed to the mortgagee herein by deed of
Roger S. Hixson and Rhonda H. Hixson recorded in the R.M.C. Office for Greenville
County, South Carolina in Deed Volume 1055 at Page 750. Recorded 2 May 77

This mortgage is second and junior in lien to that mortgage given in favor of
Heritage Federal Savings and Loan Association in the original amount of \$36,000.00
recorded in the R.M.C. Office for Greenville County, South Carolina on May 27,
1977. PAID AND FULLY SATISFIED

Conrad
Conrad & Linderly
Conrad
MAY 3 3 32
DORRIS S. TANNERSLEY
R.M.C.
3:1539
MAY 3 1984
BY: *Ralph E. Linderly*
VICE PRESIDENT
WITNESS: *[Signature]*

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 Mortgagee covenants with Mortgagee,
its successors and assigns, that Mortgagee 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 Mortgagee
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 Mortgagee 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.

GCTO --- 1 JAN 27 81 1427

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