

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

FILED
GREENVILLE CO. S.C.
OCT 31 11 19 AM '79

825 109

BOOK 69 PAGE 537
DEED 1123

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 24th day of October, 1979,
among William A. Todoruk (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, Two Hundred and No/100 (\$ 12,200.00---), the final payment of which
is due on November 15, 1989, 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 piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, being shown and designated as Lot No. 2 on
plat of Governors Square prepared by W. R. Williams, Engineer, October 17, 1975,
recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 5-P at
Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Governors Square at the joint
front corner of Lots 2 and 3, and running thence with the common line of said
two lots, S. 72-59 W. 180.1 feet to an iron pin; thence N. 3-33 E. 117.9 feet
to an iron pin at the joint rear corner of Lots 1 and 2; thence with the common
line of said two lots, N. 82-52 E. 152.2 feet to an iron pin on the Western
side of Governors Square; thence with the Western side of Governors Square,
S. 9-27 E. 85 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Statewide
Builders, Inc. dated January 19, 1979 and recorded in the R.M.C. Office for
Greenville County, South Carolina on January 24, 1979 in Deed Book 1095 at Page
920.

This mortgage is second and junior in lien to that mortgage given by Statewide
Builders, Inc. to Greer Federal Savings and Loan Association dated April 30, 1976
and recorded in the R.M.C. Office for Greenville County on May 3, 1976 in Mortgages
Volume 1366 at Page 609 and assumed by mortgagor herein as shown in deed recorded
Deed Book 1095 at Page 920.

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).

FILED
OCT 31 11 19 AM '79
DONNIE S. TANKERSLEY
R.M.C.
MAR 4 1980
S.C. MAR 4 1980
DONNIE S. TANKERSLEY
R.M.C.

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Vice President
Donnie S. Tankersley

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