

37 Villa Rd., Greenville, S.C. ^{FILE} GREENVILLE CO. S.C. 825367 1413 221
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

BOOK 70 PAGE 91

THIS MORTGAGE made this 5th day of October, 1977,
among Kenneth E. Ellington & Susan P. Ellington (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
Seven Thousand, Two Hundred and 10/100 (\$7,200.00), the final payment of which
is due on October 15 1981, 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 Green-
ville, State of South Carolina, being shown as Lot No. 20 on plat of Timberlake, Sec. III
as recorded in the REC Office for Greenville County, South Carolina, in Plat Book 15,
at Page 04, and having, according to said plat, the following courses and distances,
to-wit:

BEGINNING at a point on the northwestern side of Sedgefield Drive, joint front corner of
Lots Nos. 20 and 21, and running thence with the northwestern side of Sedgefield Drive;
N. 45-05 W. 110 feet to a point, joint front corner of Lots Nos. 20 and 19; thence with
the common line of said lots, S. 44-55 W. 168.4 feet to a point; thence S. 39-01 E.
110.6 feet to a point, joint rear corner of Lots Nos. 20 and 21; thence with the common
line of said lots, N. 44-55 E. 180 feet to a point on the northwestern side of Sedge-
field Drive, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of L. N. Williams
and Sarah Tecora Williams, dated February 5, 1974, and recorded in the REC Office for
Greenville County, S.C. in Deed Book 993 at Page 256;

THIS mortgage is second and junior in lien to that mortgage given in favor of
Cameron-Prown Company, in the original amount of \$22,250.00, which mortgage is recorded
in the REC Office for Greenville County, South Carolina in Mortgage Book 1301 at Page
241 on February 6, 1974.

Together with all and singular the rights, members, benefits 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 thereto belonging to Mortgagee