

37 Villa Road, Greenville, South Carolina
STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF GREENVILLE

VCL 1477 PAGE 843

MORTGAGE OF REAL PROPERTY
825840 BOOK 72 1970

THIS MORTGAGE made this 14th day of August, 1979, among Thomas Baldwin, Jr. and Emma R. Baldwin (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 Nine Thousand and No/100----- (\$ 9,000.00-----), the final payment of which is due on August 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 with all buildings and improvements thereon, situate, lying and being on the northwestern corner of the intersection of Kenmore Drive and Saville Court in the County of Greenville, State of South Carolina, being known and designated as Lot No. 240 on a plat of ROCKVALE, Section 2, made by J. Mac Richardson, Surveyor, dated July, 1958 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 109, reference to said plat is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the mortgagors herein by deed of Jeffrey L. Todd dated October 19, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 22, 1973 in Deed Book 986, Page 521.

This mortgage is second and junior in lien to that mortgage given to Cameron Brown Company in the original amount of \$16,600.00 given by Jeffrey L. Todd and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Volume 1203, Page 496, said mortgage being dated August 20, 1971, and was assumed by the mortgagors herein as shown in Deed Volume 986, Page 521.

GREENVILLE CO. S.C.
JAN 19 1981
JAN 19 3 03 PM '81
DONNIE J. TANKERSLEY

PAID AND FULLY SATISFIED
FIRST UNION MORTGAGE CORPORATION
BY: *RE [Signature]*
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).

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