

Mortgagee's address; 37 Villa Road, Suite 109, Piedmont East Building, Greenville, SC 29615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C. 825
MORTGAGE OF REAL PROPERTY
LONG, BLACK & GASTON
R.H.C. STANKELESKY
443 PM '79 825696
15th FEB 1979

THIS MORTGAGE made this 15th day of February, 1979, among Johnny B. Housley & Brenda A. Housley (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 Ten Thousand Five Hundred and No/100 (\$10,500.00), the final payment of which is due on February 15, 1983, together with interest thereon as

BEGINNING at an iron pin on the northwestern side of Old Hickory Point at the joint front corner of Lots Nos. 9 and 10 and running thence along Old Hickory Point S. 27-36 W., 110 feet to an iron pin at the joint front corner of Lots Nos. 10 and 11; thence with the common line of said lots N. 62-24 W., 150 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 10 N. 27-36 E., 110 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence along the common line of said lots S. 62-24 E., 150 feet to an iron pin at the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Daniel C. Mann, Jr. and Jane W. Mann recorded in the Greenville County R.M.C. Office in Deed Book 1097 at Page 361 on the 23 day of February, 1978.

This mortgage is junior in priority to that certain note and mortgage heretofore given to Fidelity Federal Savings & Loan Association in the original amount of \$10,500.00 recorded in the Greenville County R.M.C. Office in Deed Book 1461 at Page 112.

LONG, BLACK & GASTON

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, 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 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. Mortgagee 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.

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