

113 Delmar Dr. unit 40,
Simpsonville, S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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BOOK 80 PAGE 828
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MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 20th day of November, 1979,
among Roy C. [unclear] & Roba T. Jolly (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
Three thousand and 00/100 (\$ 3,000.00), the final payment of which
is due on December 15, 19 89, together with interest thereon as
of Delmar Drive, said point being the joint front corner with Lot 47; and
running thence along the edge of Delmar Drive N. 36-00 W. 110 feet to the
point of beginning.

Excluded from the above-described property, however, is a five foot strip
off the northernmost side lot line described by metes and bounds as follows:
BEGINNING at an iron pin at the joint front corners of Lots Nos. 45 & 46 on
the eastern side of Delmar Drive and running thence along the common line of
said Lots N. 54-00 East 154 feet to an iron pin; thence S. 36-00 E. 5' to a
point; thence a new line through Lot 46 S. 54-00 W. 154 feet to an iron pin
on Delmar Drive; thence along the eastern side of Delmar Drive N. 36-00 W.
5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by Deed
from Gabriel R. & Joan B. Amatucci recorded in the RMC Office for (SEE REVERSE
page) 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, light, water, 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).
WITNESSETH:
Roy C. [unclear] Vice President

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 Mortgagor
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 Mortgage 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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WITNESSETH:
Vice President

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