

37 Villa Road, Greenville, SC 29615, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNE J. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL PROPERTY

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THIS MORTGAGE made this 6th day of February, 1981, among Margaret S. Martin (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 Eighteen Thousand, Two Hundred and No/100 (\$ 18,200.00), the final payment of which is due on February 15, 1991, together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

and being the same property conveyed to the Mortgagor herein as follows: By deed of Michael W. Pannell and Linda Ann Pannell to Kelly P. Martin, Jr. and Margaret S. Martin recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 851 at Page 277, being dated August 30, 1968; and Kelly P. Martin, Jr. conveyed his right, title and interest in the property to Margaret S. Martin by deed recorded in the R.M.C. Office for Greenville County on September 9, 1969 in Deed Volume 875 at Page 391.

This mortgage is second and junior in lien to that mortgage given in favor of Fidelity Federal Savings and Loan Association in the original amount of \$31,190 recorded in the R.M.C. Office for Greenville County, South Carolina on March 10, 1976 in Mortgages Book 1362 at Page 51.

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).

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 Mortgagee covenants with Mortgagee, its successors and assigns, that Mortgagee is seized of, and has the right to convey, the premises hereinafter described 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. 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.

BY: *[Signature]*
Vice President
WITNESS: *[Signature]*

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