

37 Villa Rd., Greenville, SC
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. MORTGAGE OF REAL PROPERTY
SEP 13 12 PM '77
CLERK'S OFFICE
R.M.C.

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THIS MORTGAGE made this 28th day of September, 19 77,
among Samuel R. McGuire (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
Fourteen Thousand, Two Hundred & No/100 (\$ 14,200.00), the final payment of which
is due on October 15 19 87, 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:

300
TV
ALL that piece, parcel or lot of land in the State of South Carolina,
County of Greenville, on the eastern side of Charlbury Street, in the
City of Greenville, being shown as Lot 26 on plat of Section F of Gower
Estates, recorded in Plat Book JJJ at Page 99, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Charlbury Street, at the
joint front corner of Lots 25 and 26 and running thence along line of
Lot 25, N. 70-04 E. 180.3 feet to an iron pin; thence N. 19-50 W. 115
feet to an iron pin; thence along the line of Lot 27, S. 70-04 W. 180.5
feet to an iron pin on the eastern side of Charlbury Street; thence
along Charlbury Street, S. 19-56 E. 115 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed
of M. G. Proffitt, Inc., dated June 20, 1968 and recorded in the RMC
Office for Greenville County, S.C. on June 26, 1968 in Deed Book 847
at Page 330 .

This mortgage is second and junior in lien to that mortgage given to
Fidelity Federal Savings & Loan Association of Greenville, South
Carolina, which mortgage is recorded in Mortgage Book 1338, Page 421.

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 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.