

37 Villa Road, Greenville, S.C.

1422 775

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 30th day of January, 19 78,
among James O. Sloan and Rita J. Sloan (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, Four Hundred and No/100----- (\$ 10,400.00----), the final payment of which
is due on _____ 19 _____, 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 certain piece, parcel or tract of land, and the improvements thereon, situate,
lying and being in the State of South Carolina, County of Greenville, Chick Springs
Township, about one mile north of Chick Springs, lying on the west side of the St. Mark
Road and containing Ten Acres (10), more or less, and being bounded as follows:

Bounded on the north by lands of Eugene A. McConnell, on the east by the St. Mark Road,
on the south by the McConnell Road and lots of Dexter Marlow and Mrs. W. B. Bramlett,
Sr., and W. B. Bramlett, Jr., and on the west by lands of George Belcher.

This being the same property conveyed to the mortgagors by deed of Margaret Grice Welch,
as Executrix under the Will of John H. McConnell, deceased, dated June 13, 1977 and
recorded June 13, 1977 in the R.M.C. Office for Greenville County, South Carolina in
Deed Volume 1058 at Page 427.

THIS mortgage is second and junior in lien to that mortgage given to Family Federal
Savings & Loan Association in the amount of \$40,000.00, which mortgage is recorded
in the RMC Office for Greenville, S.C. on June 13, 1977 in Mortgage Book 1400 at
Page 872.

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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.

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