

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

1423-055
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 13th day of February, 19 78,
among Clarence Cline (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, Two Hundred and No/100----- (\$ 10,200.00), the final payment of which
is due on February 15 1988, 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 those pieces, parcels or lots of land in Chick Springs Township, Greenville County,
State of South Carolina, being known and designated as Lot 42 and Lot 43 of Peace Haven
Section 1, as shown on plat thereof recorded in the RMC Office for Greenville County
in Plat Book W at Page 83, and being described together according to said plat as follows:

BEGINNING at an iron pin on the southeastern side of Pine Drive at the joint front
corner of Lots 41 and 42 and running thence along the line of Lot 41, S. 21-24 E.
198.5 feet to an iron pin; thence S. 64-47 W. 200 feet to an iron pin at the joint
rear corner of Lots 43 and 44; thence along the line of Lot 44, N. 21-24 W. 199.1
feet to an iron pin on the southeastern side of Pine Drive; thence along Pine Drive,
N. 64-57 E. 200 feet to the beginning corner.

THIS being the same property conveyed to the mortgagor herein by deed of Virginia B.
Mann, dated April 3, 1971, recorded in the RMC Office for Greenville County, South
Carolina on March 24, 1971 in Deed Book 916 at Page 85.

THIS mortgage is second and junior in lien to that mortgage given to First Federal
Savings & Loan Association in the amount of \$17,500.00, which mortgage was recorded
in the RMC Office for Greenville County, South Carolina on January 7, 1972 in
Mortgage Book 1218 at Page 561.

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.