

Mortgagee's mailing address: 37 ~~W. Main~~ ^{Piedmont} Road, Piedmont East, Suite 109, Greenville, S. C. 29615
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

JOHNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE made this 31st day of May, 19 78,
among Richard M. Mayer and Norma M. Mayer (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
Fifteen Thousand Two Hundred and 00/100 (\$ 15,200.00), the final payment of which
is due on June 15 19 88, 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 lying, being and situate in the
County and State aforesaid, Austin Township, on the West side of the East Georgia Road,
containing 5.03 acres, more or less, and designated as Tract No. 2 on a plat prepared
by C. O. Riddle, Surveyor, in August 1971, entitled "Property of Renzie L. Cooper,
Greenville County, South Carolina," and having according to said plat the following
courses and distances, to-wit:

BEGINNING at a point in the center of said East Georgia Road, joint corner with
Tract No. 1, and running thence with the joint line of said Tract No. 1, N. 55-05 W.,
crossing an iron pin in the Western edge of said Road 23.1 feet from said point, a total
distance of 1060 feet to an iron pin in or near branch, Hughes line; thence N. 25-25 E.
along said branch 191.8 feet to a point; thence N. 36-43 E. 15.5 feet to an iron pin, back
joint corner with Tract No. 3, in or near branch on the Hughes line; thence with the
joint line of said Lot or Tract No. 3, S. 55-05 E. 1078.7 feet, crossing an iron pin in the
Western edge of said road 21.7 feet before reaching a point in the center of said Road,
joint front corner with said Lot or Tract No. 3 in said center of said Road; thence with the
center of said road, S. 30-10 W. 110 feet to a point; thence S. 32-54 W. 95 feet to the
beginning point, and bounded by Tracts Nos. 1 & 3, East Georgia Road and lands of
J. C. Hughes across said branch, being the same property conveyed to the mortgagors
by deed of R. L. Cooper, Jr., recorded August 12, 1971 in the RMC Office for Greenville
County in Deed Book 922 at page 470.

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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