

37 Villa Rd., Greenville, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1442-297

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 22nd day of August, 19 78,
among Leona B. Barnes (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
Five Thousand and No/100 (\$ 5,000.00), the final payment of which
is due on September 15 19 86, 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 piece, parcel or lot of land in O'Neal Township, Greenville
County, State of South Carolina, lying on the East side of Mosteller Road
(S.C. Highway 14) near the City of Greer and being all of Lot No. 23 as
shown on Plat of B. W. Waters property, and made by H. S. Brockman,
Surveyor, dated June 9, 1949, and having, according to said plat, the
following courses and distance to-wit:

BEGINNING at a stake at the corner of Lot No. 24 and running thence with
the line of said Lot, N. 68-11 E. 376.2 feet to a stake on the east
side of a New Curt Street; thence with the New Cut Street, S. 10-42 E.
100 feet to a stake and corner of Lot No. 22; thence along the line of
Lot No. 22, S. 67-58 W. 336.4 feet to a stake; thence N. 33-27 W. 101.5
feet to the beginning point.

BEING the same property conveyed to Leona B. Barnes and J. F. Barnes by
deed of B. W. Waters, dated Jan. 1, 1954, recorded in the RMC Office,
Greenville, S.C. April 14, 1955 in Deed Book 523, Page 73. J.F. Barnes
died testate on November 29, 1969, and by record of his Will on file
in the Probate Court for Greenville, S.C. in Apt. 1110, File 4, devised
the above said property to his wife, Leona B. Barnes, the mortgagor
herein.

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 Mortgagee 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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