

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

GREENVILLE
12 13 2 32 PM
RECORDED

BOOK 1444 PAGE 90

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of September, 19 78,
among Ernest Watson and Lucy M. Watson (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
Nine Thousand and No/100 (\$ 9,000.00), the final payment of which
is due on September 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 piece, parcel or lot of land situate, lying and being on the southerly side of
Lincoln Road in Chick Springs Township, Greenville County, South Carolina, being
known and designated as Lot No. 34 according to plat of Section II of the property of
Lily McC. Loftis prepared by Terry T. Dill, October 3, 1959 as revised September 27,
1960 as recorded in the RMC Office for Greenville County, South Carolina in Plat
Book W at Page 29, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southerly side of Lincoln Road at joint front corner
of Lots 34 and 35; thence along the joint line of said Lots, S. 25-30 E. 167 feet
to an iron pin; thence N. 64-30 E. 86 feet to an iron pin at joint rear corner of
Lots 33 and 34; thence along the joint line of the said Lots, N. 25-30 W. 167 feet
to an iron pin at joint front corner of the said Lots on the southerly side of
Lincoln Road; thence along said Lincoln Road, S. 64-30 W. 86 feet to an iron pin,
the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Lily
McC. Loftis, dated March 6, 1969, recorded March 21, 1969 in RMC Office for Green-
ville County, S.C. in Deed Book 864 at Page 376.

ALSO, all that piece, parcel or lot of land situate, lying and being on the southerly
side of Lincoln Road in Chick Springs Township, Greenville County, South Carolina,
being known and designated as Lot No. 35 according to plat of Section II of the property
Lily McC. Loftis, prepared by Terry T. Dill, October 3, 1959, revised September 27,
1960, recorded in the RMC Office for Greenville County, S.C. in Plat Book W at
Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lincoln Road at joint front corner
(continued on back page)

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.