

THIS MORTGAGE made this 22nd day of September, 19 78,  
among Robert G. Sims & Carolyn K. Sims (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 and No/100----- (\$ 10,000.00 ), the final payment of which  
is due on October 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 lot of land with the buildings and improvements thereon, situate  
on the Northeast side of Vista Drive near the City of Greenville, in  
Greenville County, S.C. being shown as Lot 19 on Plat of Section 2 of  
Pinehurst made by J. Mac Richardson, Surveyor, April 1960, recorded in  
the RMC Office for Greenville County, S.C. in Plat Book MM at Page 153,  
said lot fronting 97.4 feet along the Northeast side of Vista Drive,  
running back to a depth of 175 feet on the Southeast side to a depth  
of 157.4 feet along the Northwest side and being 90 feet across the rear.

THIS being the same property conveyed to the mortgagors herein by deed  
of Everette C. Rampey and Sarah B. Rampey, dated August 2, 1966, recorded  
in the RMC Office for Greenville County, S.C. on August 4, 1966 in Deed  
Book 803 at Page 347.

THIS mortgage is second and junior in lien to that mortgage given to  
General Mortgage Company (now Cameron-Brown Company) in the original  
amount of \$18,250.00, which mortgage was recorded in the RMC Office  
for Greenville County, S.C. on July 13, 1962 in Mortgage Book 895 at  
Page 399.

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.