

mortgagees Address

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

mortgagees Address

100 Yorktown Drive
Fountain Inn, S.C.

BOOK 1448 PAGE 308
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 28th day of September, 1978,
among GARY L. BRYSON (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 Three Hundred and No/100----- (\$ 5,300.00), 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: Town of Fountain Inn, on Yorktown
Drive, being shown and designated as Lot No. 1 on plat of Stonewood, recorded in the R.M.C.
Office for Greenville County, S.C. in Plat Book 4-F, Page 16, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Yorktown Drive, at the joint front corner of
Lots 1 and 3 and running thence along the common line of Lots 1, 3 and 4, S. 60-02 W., 180.5
feet to an iron pin at the joint corner of Lots 1, 4 and 5; thence running along the common
line of Lots 1 and 5 S. 29-13 E., 38.2 feet to an iron pin; thence continuing along the
common line of said lots S. 7-54 W., 65.3 feet to an iron pin at a joint point of Lot 1 and
the Blake P. & David H. Garrett property; thence running along the common line of Lot 1 and
the Garrett property S. 82-28 W., 153.5 feet to an iron pin on the eastern side of Yorktown
Drive; thence along the curve of Yorktown Drive, the chords of which are N. 11-10 W., 65.6
feet to an iron pin; N. 3-43 E., 50 feet to an iron pin; N. 14-03 E., 50 feet to an iron
pin; N. 24-23 E., 50 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Thomas L. Allen and Janet
L. Allen recorded in the R.M.C. Office for Greenville County simultaneously herewith.

This mortgage is junior in lien to that certain mortgage executed in favor of Cameron-
Brown Company in the original amount of \$19,800.00 dated April 20, 1976, and recorded in
the R.M.C. Office for Greenville County on April 21, 1976, in Real Estate Mortgage Book
1365, Page 504. Said mortgage having a present balance of \$19,429.48.

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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