

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

GREENVILLE COUNTY

BOOK 1452 PAGE 200

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 27th day of November, 19 78,
among Gary C. Dull (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
Six Thousand, Two Hundred & No/100--- (\$ 6,200.00), the final payment of which
is due on December 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 lot of land, situate, lying and being in
the County of Greenville, State of South Carolina, being known and design-
ated as Lot 20 on plat of Heathwilde Subdivision, recorded in the RMC
Office for Greenville County, South Carolina in Plat Book QQ at Page 139,
and being more particularly described according to a plat recorded in the
RMC Office for Greenville County, S.C. in Plat Book WW, at Page 18, and
having, according to said latter plat, the following metes and bounds
to-wit:

BEGINNING at a point on the eastern side of Canterbury Road at the joint
front corner of Lots 20 and 21 and running thence along the common line
of said Lots, S. 69-01 E. 191.6 feet to a point in the line of Lot 26;
thence along the lines of Lots 26 and 27 S. 30-16 W. 248 feet to a point
on the northeastern side of S.C.Highway No. 23; thence along the said
northeastern side of S.C.Highway No. 23, N. 59-44 W. 160 feet to an iron
pin; thence following the curve of the intersection of S.C.Highway No. 23
and Canterbury Road, the chord of which is N. 26-01 W. 28.4 feet to an
iron pin; thence along the eastern side of Canterbury Road, N. 26-58 W.
97 feet; thence N. 30-21 W. 85.3 feet and N. 25-07 E. 18.4 feet to the
point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of
Judy Holloway, dated June 19, 1978, recorded in the RMC Office for
Greenville County, S.C. on June 22, 1978 in Deed Book 1081, Page 697.
(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 Mortgagee
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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