

THIS MORTGAGE made this 12th day of January, 19 79,
among Willie Mack Jones (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
Seventeen Thousand, Three Hundred & No/100-- (\$ 17,300.00), the final payment of which
is due on January 15 19 89, 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 with the improvements thereon situate,
lying and being on the western side of Daisy Drive in Pine Hill Village, Gantt Township,
Greenville County, South Carolina, shown and designated as Lot 75 on plat of Pine Hill
Village, prepared by R. K. Campbell, RLS, for said County and State in Plat Book QQ at
Page 169, and according to said plat having the metes and bounds following:

BEGINNING at an iron pin on the northern side of West Castle Road, which iron pin is
approximately 140 feet west of the northwestern corner of the intersection of West
Castle Road and Daisy Drive, and running thence S. 79-11 E. 115 feet along the northern
side of West Castle Road to an iron pin; thence around a curve at the northwestern
intersection of West Castle Road and Daisy Drive, the chord of which is N. 55-49 E. 35.3
feet to an iron pin on the western side of Daisy Drive; thence N. 10-49 E. 50 feet along
the western side of said Drive to an iron pin, joint corner of Lots 74 and 75; thence
N. 79-11 W. 140 feet along the joint line of said Lots to an iron pin, joint rear corner
of said Lots; thence S. 10-49 W. 75 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Charles A.
Mundy, dated June 28, 1962, recorded in the REC Office for Greenville County, S.C. on
June 29, 1962 in Deed book 701 at Page 215.

THIS mortgage is second and junior in lien to that mortgage given to C. Douglas Wilson
& Company (now NCS Mortgage Corporation) in the amount of \$13,500.00, recorded in the
REC Office for Greenville County, S.C. on June 29, 1962 in Mortgage Book 894 at Page
251.

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, with out notice become immediately due and payable.

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