

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

FILED
GREENVILLE CO. S. C.

1457 477

1983 2 13 PM '83

MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 6th day of February, 1983,
among Hanlin Beattie (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
Twenty Thousand and No/100 (\$ 20,000.00), the final payment of which
is due on February 15 1989, 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 in Greenville County, State of South Carolina in Cleveland Township,
being shown as Lot 41, Section A, Paris Mountain - Caesar's Head Company Property, as
shown on plat made by R. E. Dalton, October 1924, recorded in the RMC Office for Green-
ville County, S.C., in Plat Book C, at Page 123, and further described as follows:

BEGINNING at an iron pin on the southern side of Southside Drive at the joint front
corner of Lots 43 and 41, and running thence with the joint line of said lots and crossing
an iron pin, S. 19-20 E. 170 feet, more or less, to an iron pin; thence in a southeasterly
direction 42 feet to an iron pin at joint rear corner of Lots 41 and 39; thence with
joint line of said lots, N. 0-23 W. 180 feet, more or less, crossing an iron pin, to an
iron pin; thence along the southern side of Southside Drive, N. 89-23 W. 50 feet to an
iron pin; thence continuing with said Drive, S. 78-49 W. 50 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Lawrence Craig
Childs, dated May 12, 1978, recorded in the RMC Office for Greenville County, S.C. in
Deed Book 1080 at Page 959 on May 12, 1978.

THIS mortgage is second and junior in lien to that mortgage given to Lynne Beattie
in the amount of \$10,000.00, dated Feb. 8, 1979, recorded in the RMC Office for
Greenville County, S.C. on February 8, 1979 in Mortgage Book 1456, Page 849.

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.