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GREENVILLE CO. S.C. Mortgagee's Address: 37 Villa Rd.
Suite 109 Piedmont
East, G'ville SC
MORTGAGE OF REAL PROPERTY
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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THIS MORTGAGE made this 23rd day of February, 19 79,
among John C. Evans & Constance M. Evans (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
Twelve thousand two hundred & No/100ths (\$ 12,200.00), the final payment of which
is due on March 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 piece, parcel or lot of land situate, lying and being at the
intersection of Swinson Circle and Abington Way near the City of Greenville,
State of South Carolina and known and designated as Lot No. 18 of a
subdivision known as Kingsgate, Section II, plat of which is recorded
in the RMC Office for Greenville County in Plat Book 4-X at Page 57 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Swinson Circle at the
joint front corner of Lots No. 18 and 19 and running thence along the
northern side of said circle S. 57-23 W. 89.6 feet to an iron pin; thence
N. 78-16 W. 35.9 feet to an iron pin; thence running N. 33-54 W. 118.5
feet to an iron pin; thence N. 56-25 E. 119 feet to an iron pin at the
joint rear corner of Lots No. 18 and 19; thence running with the joint
line of said lots S. 32-14 E. 145.5 feet to an iron pin, the point of
beginning.

DERIVATION: Deed of W. N. Leslie, Inc., recorded in the RMC Office
for Greenville County on September 4, 1975 in Deed Book 1023 at Page 664.

THIS mortgage is junior in lien and secondary to that certain mortgage
of John C. Evans and Constance M. Evans to First Federal Savings & Loan
Association, recorded on November 22, 1976 in Mortgage Book 1383 at
Page 557, said mortgage having a present balance in the approximate amount
of \$ 48,213.73.

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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