

Mortgagee's Address: Piedmont East Suite 109, 37 Villa Road, Greenville, S. C. 29615
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. VCL 1467 PAGE 584
COUNTY OF Greenville MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 3 11 day of May, 1979,
among Edward J. Edminister & Evelyn C. Edminister (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 June 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 lying near the Town of Simpsonville,
County of Greenville, State of South Carolina, on the western side of Standing
Springs Road and shown as 10.04 acres on a plat entitled "Plat of Property of
G. W. Hugh Brown", by John E. Woods, Surveyor, dated September 16, 1971, which
plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-J,
Page 31, and has, according to said plat, the following metes and bounds:

BEGINNING at a nail and cap near the center of the Standing Springs Road at a
point 250 feet, more or less, south of the intersection of Standing Springs
Road and McCall Road and running thence with other property of G. W. Hugh Brown &
Marvel A. Brown S. 71-12 W. 603.3 feet to an iron pin; thence S. 27-39 E. 260.2 feet to
an iron pin; thence S. 52-36 W. 554.3 feet to an iron pin; thence S. 3-53 E. 179.4
feet to an iron pin on the line of property of Garrett; thence with the Garrett
line N. 79-25 E. 315 feet to an iron pin and N. 61-04 E. 445.8 feet to an iron
pin; thence along the property of W. L. Knight N. 20-43 W. 104.0 feet to an
iron pin; thence still with the Knight line N. 61-30 E. 418.5 feet to a nail
and cap in the center of the Standing Springs Road; thence along the center
of said Road N. 22-20 W. 400 feet to a nail and cap at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of G. W. Hugh
Brown and Marvel A. Brown dated October 6, 1971, and recorded on October 13, 1971, in
the R.M.C. Office for Greenville County in Deed Book 927, at Page 367.

It is agreed and understood that this mortgage shall be second and junior in lien to
that certain mortgage given to United Federal Savings and Loan Association, formerly
known as Fountain Inn Federal Savings & Loan Association, recorded on 10-13-71 in the
R.M.C. Office for Greenville County in Mortgage Book 1210, at Page 22 & in the original
amount of \$23,000.00.
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.