

First Union Mortgage Corporation
Charlotte, N.C. 28288

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MAILED
GADDOY & COMPANY
P.O. BOX 1227
GREENVILLE, S.C. 29603
AUG 27 PM '79
WASLEY

1410-224
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 17th day of August, 19 79,
among Michael G. Stafford and Diana Z. Stafford (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 and No/100----- (\$ 17,000.00---), the final payment of which
is due on September 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 County, South Carolina:

All that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, being in Ward One of the Northside of
Earle Street between Wilton Street and Townes Street and known as Lot "K"
Map 6, of the lands of The Mountain City Land and Improvement Co.; said
Map being recorded in Volume "WW", Page 604, in the R.M.C. Office for
Greenville County, S. C., said lot having the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the North side of Earle Street; thence N. 5-1/2
E. 200 feet to an iron pin; thence N. 84-1/2 W. 65-1/2 feet to an iron pin
at the corner of Lot J; thence with the line of the last mentioned Lot,
S. 5-1/2 W. 200 feet to an iron pin in Earle Street; thence with Earle
Street, S. 84-1/2 E. 65-1/2 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of
James E. Jones, Jr., as Executor under the Last Will and Testament of W. S.
Bradley, Deceased, et al., dated March 4, 1975, and recorded in the R.M.C.
Office for Greenville County in Deed Book 1015, Page 235 on March 4, 1975.

The within Mortgage is junior and second in lien to that certain mortgage
given by Michael G. and Diana Z. Stafford to Carolina Federal Savings and
Loan dated March 4, 1975, recorded March 4, 1975 in Mortgage Book 1334,
Page 220 in the R.M.C. Office for Greenville County, S.C., having an
original principal amount of \$18,800.00.

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.

0224

4328 RV.2