

37 Villa Road, Greenville, SC 29615 CO. S. C.

1487-233

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NOV 5 12 36 PM '79

MORTGAGE OF REAL PROPERTY

JOHNIE W. WALKERSLEY
R.M.C.

THIS MORTGAGE made this 26th day of October, 19 79,
among Walter J. Davis (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
Ten Thousand, Three Hundred and No/100--- (\$ 10,300.00----), the final payment of which
is due on November 15 19 86, 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 in Greenville County, South Carolina,
being known and designated as Lot 17 on plat of property made for James
Knoll, March 29, 1967, by Carolina Engineering and Surveying Company and
described as follows:

BEGINNING at an iron pin on Jacobs Road (formerly Blassingame Road) and
running thence along Jacobs Road S. 73-03 W. 125 feet to an iron pin,
and running thence with a curve, the chord of which is N. 63-29 W. 36.2
feet to an iron pin on Celriver Drive; and running thence along said
Drive N. 20-01 W. 127.5 feet to an iron pin at the joint front corner of
Lots 16 and 17; and running thence along the dividing line of Lots 16
and 17 N. 70-02 E. 150 feet to an iron pin and running thence S. 19-58 E.
160 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by two deeds:
(1) deed of Nevada J. Davis dated August 19, 1968 and recorded in the R.M.C.
Office for Greenville County, South Carolina, on August 20, 1968 in
Deeds Book 850 at Page 527; and (2) deed of Frank P. McCowan, Jr., Master
in Equity, dated March 22, 1977 and recorded in the R.M.C. Office for
Greenville County, South Carolina, on March 24, 1977 in Deeds Book
1053 at Page 288.

This mortgage is second and junior in lien to that mortgage given by
mortgagor to C. Douglas Wilson & Co., dated August 19, 1968, and recorded
in the R.M.C. Office for Greenville County on August 20, 1968 in Mortgages
Volume 1100 at Page 473.

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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